Canada Mortgage and Housing Corporation

Société canadienne d'hypothèques et de logement

Canada

Helping to house Canadians

Canada Mortgage and Housing Corporation, the Federal Government's housing agency, is responsible for administering the National Housing Act.

This legislation is designed to aid in the improvement of housing and living conditions in Canada. As a result, the Corporation has interests in all aspects of housing and urban growth and development.

Under Part V of this Act, the Government of Canada provides funds to CMHC to conduct research into the social, economic and technical aspects of housing and related fields, and to undertake the publishing and distribution of the results of this research. CMHC therefore has a statutory responsibility to make widely available, information which may be useful in the improvement of housing and living conditions.

This publication is one of the many items of information published by CMHC with the assistance of federal funds.

La Société canadienne d'hypothèques et de logement, l'organisme du logement du gouvernement du Canada, a pour mandat d'appliquer la Loi nationale sur l'habitation.

Cette loi a pour objet d'aider à améliorer les conditions d'habitation et de vie au Canada. C'est pourquoi la Société s'intéresse à tout ce qui concerne l'habitation, l'expansion et le développement urbains.

Aux termes de la Partie V de la Loi, le gouvernement du Canada autorise la SCHL à affecter des capitaux à des recherches sur les aspects socio-économiques et techniques du logement et des domaines connexes, et à publier et diffuser les résultats de ces recherches. La SCHL a donc une obligation légale de veiller à ce que tout renseignement de nature à améliorer les conditions d'habitation et de vie soit connu du plus grand nombre possible de personnes ou de groupes de personnes.

La présente publication est l'un des nombreux moyens d'information que la SCHL a produits avec l'aide de capitaux du gouvernement fédéral.

COMPENDIUM OF RESEARCH
1987/88

COMPENDIUM DE RECHERCHE
1987/88

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INTRODUCTION

Under Part V of the National Housing Act, the Government of Canada provides funds to Canada Mortgage and Housing Corporation to conduct research into the social, economic and technical aspects of housing and related fields.

This fifth Compendium of Research has been compiled to publicize and increase access to the research and scholarship reports produced under research programs sponsored by the Corporation during 1987/88. A few reports not included in the earlier Compendiums have also been added.

ARRANGEMENT

The Compendium is arranged by broad subject area and consists of abstracts of Part V research reports, reports produced under the External Research Program, Operations Support Projects, and dissertations produced under the CMHC Scholarship Program. Detailed subject, author, and title indexes can be found at the end of the Compendium.

AVAILABILITY OF REPORTS

Most research reports are available from the Canadian Housing Information Centre. All theses and scholarship reports are available for consultation only at the Centre.

AVANT-PROPOS

En vertu de la Partie V de la loi nationale sur l'habitation, le gouvernement du Canada fournit des fonds à la Société canadienne d'hypothèques et de logement pour la recherche sur les aspects sociaux, économiques et techniques du logement et des domaines connexes.

Nous avons rassemblé ce cinquième Compendium de recherche afin de rendre publics et plus accessibles les rapports de recherches et d'études rédigés au titre de programmes de recherche que la Société a parrainés en 1987/88. Quelques rapports non compris dans les premiers Compendiums ont aussi été ajoutés.

PRESENTATION

Le Compendium se divise en domaines d'études généraux et réunit des abrégés de rapports de recherches préparés en application de la partie V, des rapports produits au titre du Programme de subventions de recherche, de projets de recherche pour l'application des programmes et enfin, des thèses et mémoires rédigés par des diplômés admis au Programme de bourses d'études de la Société. Des index matières, auteurs et titres plus détaillés se trouvent à la fin du Compendium.

CONSULTATION DES RAPPORTS

On peut se procurer la plupart des rapports de recherches au Centre canadien de documentation sur l'habitation. Quant aux thèses et mémoires de boursiers nous les avons tous en bibliothèque, mais il faut les consulter sur place.

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ARCHITECTURE / ARCHITECTURE

1.
TITLE : Modernity and Recent Trends in Architecture
AUTHOR : Réjean Gagné
IMPRINT: Term Paper -- McGill University, 1986 (Scholarship Program)

The Modern Movement is reviewed in this paper in an attempt to capture the essence of modernity and modern architecture. The essay is divided into two parts. The first is devoted to the Modern Period in architecture (1825-1974) anad analyzes the changes that modern times have brought on the architect, architectural theories, spatial conceptions, and architectural styles. The second part of the essay examines the technological developments and regional trends which have emerged since 1975 and analyzes their impact on current architectural evolution.

2.
TITLE : New, Old Houses
AUTHOR : Paul Reuber
IMPRINT: Ottawa : CMHC, 1987 (External Research Program)

This report takes a brief historical look at the development of 18th and 19th century terrace and row housing types and provides an analysis of their plans as a means of re-establishing design criteria for new housing. Specific case studies of Victorian and Georgian terrace houses, in Toronto, are provided to show how these homes have been able to adapt, over time, to support the changing needs and lifestyles of their inhabitants. A prototypical house plan which incorporates many of the design features of Victorian/Georgian houses is presented in the report, along with a detailed checklist of design recommendations.

BUILDING RECYCLING / RECYCLAGE DE BÂTIMENTS

3.
TITRE : Les Mécanismes du recyclage des bâtiments industriels : Paris, XI^{e} arrondissement, quartier de la Roquette : étude de cas
AUTEUR : Manon Sarthou
ADRESSE
BIBLIOGRAPHIQUE: Essai (M.A.) - Université Laval, 1988 (Programme de bourses d'études)

Cette recherche consiste à démonter les mécanismes du recyclage des bâtiments industriels dans le quartier de la Roquette situé dans le XI^{e} arrondissement de la ville de Paris. Elle examine l'histoire industrielle de la Roquette en tenant compte des politiques d'aménagement françaises face au déclin industriel (1950), jusqu'à l'avénement du Plan programme d'aménagement de l'Est de Paris (1984).

La recherche constate qu'un transfert de la sphère de production à la sphère d'urbanisation s'effectue dans le quartier. Ce transfert s'exprime par: l'apparition des nouvelles galeries d'art contemporain; la montée d'un nouveau genre de commerce; le recyclage des bâtiments industriels en lofts; et l'arrivée des gens aux professions artistiques, libérales, et marchandes.

CITY PLANNING & HUMAN SETTLEMENTS / URBANISME ET ÉTABLISSEMENTS HUMAINS

4.
TITLE : An Analysis of Planning in Rural Newfoundland : A Case Study of Harbour Main - Chapels Cove - Lakeview
AUTHOR : Geralyn T. Lynch
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont. : School of Urban and Regional Planning, Queen's University, 1987 (Scholarship Program).

This report evaluates the effectiveness of the planning function in Newfoundland as it relates to small towns. Using Harbour Main as a case study, a diagnostic overview is presented of the difficulties and conflicts which arise from unyielding social, economic, and environmental forces which are enmeshed with a complex and highly standardized planning system. The evidence suggests that a more rational and effective approach to small-town planning will be

found through ongoing public participation and consultation in a process which operates "from the bottom, up." This will direct the efforts of those responsible for planning toward satisfying the needs of small communities rather than to the predetermined interpretation of needs as presented in Planning Acts.

5.
TITLE : Canadian Contributions : Case Histories of Shelter-Related Initiatives Relevant to Developing Countries
AUTHOR : Chreod International Development Planning Consultants for the Royal Architectural Institute of Canada and CMHC for the International Year of Shelter for the Homeless.
IMPRINT: Ottawa : CMHC, 1987.

The Royal Architectural Institute of Canada, with funding from Canada Mortgage and Housing Corporation and consulting assistance from Chreod International, has identified, analyzed, and documented one hundred projects in which Canadians have been involved in the provision of shelter and basic infrastructure. Seventy-five of these initiatives have been in developing countries while twenty-five are domestic Canadian projects that have relevance to problems in the Third World.

The Document is organized into seven sections. Part One describes the scope and project selection process, outlines principal trends in urbanization, highlights major shelter and settlement issues, and sets new challenges for Canadians that must be addressed in the provision of adequate and affordable shelter in developing countries. Subsequent sections describe each of the one hundred projects on a regional basis: South Asia, Southeast Asia, Africa, the Caribbean, Latin America, and Canada.

Aussi disponible en français.

6.
TITRE : Catalogue de ressources audio-visuelles sur les établissements humains
AUTEUR : John W. Auld
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987.

Le "Catalogue de ressources audio-visuelles sur les établissements humains" est une recension annotée et indexée de films, de diapositives et de distributeurs au Canada. Cette publication fournit des renseignements sur les documents audio-visuels disponibles en français. Une publication distincte intitulée "Human Settlements : Audio-Visual Resources Catalogue" fournit des

renseignements sur les documents audio-visuels disponibles en anglais.

Chaque section fournit une liste des distributeurs au début, et un index des sujets à la fin. Parmi la liste de mots-clés, vous trouverez des sujets tels: architecture, design, planification, logements à prix modique, énergie et environnement.

7.
TITLE : The Changing Suburb : A Film Using Environmental Simulation to Present Alternatives for Housing, Open Space and Traffic Control in Suburban Neighbourhoods
AUTHOR : Judy Anne Chess
IMPRINT: Professional Project (Master of Landscape Architecture) -- University of California, Berkeley, 1987 (Scholarship Program)

This report, along with the companion film, The Changing Suburb, concludes a three year study on suburban densification and change in San Rafael, California. The film uses an environmental simulation technique to present design proposals for future housing, open space, traffic control, and street designs for a non-technical audience.

The report provides a detailed description of the contents of the film, as well as background documentation and technical information about the simulations methodology. It also includes instructions on using the film in a community workshop.

8.
TITRE : Contribution canadienne : projets ayant trait au logement et intéressant les pays en développement
AUTEUR : Chreod International Experts-conseils en aménagement pour Institut royal d'architecture du Canada et la SCHL dans le cadre de l'Année internationale du logement des sans-abri
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987.

Avec l'aide financière de la Société canadienne d'hypothèques et de logement et les conseils de Chreod International, l'Institut royal d'architecture du Canada a sélectionné, analysé et consigné une centaine de projets qui visent à fournir des logements et une infrastructure de base à diverses populations et auxquels ont participé des Canadiens. Soixante-quinze de ces opérations se sont déroulées dans des pays en développement tandis que vingt-cinq autres projets ont été réalisés au Canada et peuvent constituer une solution aux problèmes du tiers-monde.

Le document est divisé en sept parties. La première décrit l'objet de ces études et le processus de sélection des projets, les principales tendances enregistrées en matière d'urbanisation, les grands problèmes relatifs au logement et aux établissements humains ainsi que les nouveaux enjeux que pose aux Canadiens la nécessité de fournir aux populations des pays en développement des logements convenables à un coût abordable. Dans les parties suivantes sont présentés, par région, les cent projets en question : Asie du Sud, Asie du Sud-Est, Afrique, Antilles, Amérique latine et Canada.

Also available in English.

9.
TITLE : A Design Strategy for the Assiniboine Riverfront in Central Winnipeg
AUTHOR : Lori S. Young
IMPRINT: Practicum (Master of Landscape Architecture) - University of Manitoba, 1988 (Scholarship Program)

The purpose of this practicum is to develop a strategy for the design of the Assiniboine riverfront, from Main Street to Osborne Street, a high density residential, commercial, and business neighbourhood in Central Winnipeg. The overall objective of the study is to identify ways of achieving:

1. The development of riverfront property that will result in its reintegration with the surrounding urban fabric and open space, while recognizing land use and ownership issues; and

2. The development of open space to accommodate a wide diversity of resident and other user groups.

Potential sites for both immediate and long term development are identified and detailed designs for two demonstration sites are included.

10.
TITRE : L'Habitat au Canada : tendances et politiques 1981-1986 = Human Settlements in Canada : Trends and Policies 1981-1986
AUTEUR : Hussein Rostum, TEEGA Consultants Inc. pour la Division de la recherche de la SCHL, en vue d'être présenté à la Commission économique des Nations Unies pour l'Europe
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Ce document sur les tendances et les politiques de l'habitat au Canada a été préparé pour la session annuelle

du Comité de l'habitation, de la construction et de la planification de la Commission économique des Nations Unies pour l'Europe (CÉE).

Le document se divise en quatre parties, selon le plan indiqué par le secrétariat de la CÉE. La première partie est une introduction qui présente des données de base sur les tendances démographiques et socio-économiques, et les trois autres traitent des questions, politiques, et tendances relatives aux domaines suivants: habitat et aménagement du territoire; habitation; construction au Canada. Le document puise ses informations dans un large éventail de sources tant fédérales que provinciales.

11.
TITLE : Human Settlements Audio-Visual Resources Catalogue
AUTHOR : John W. Auld
IMPRINT: Ottawa : CMHC, 1987

"Human Settlements Audio-Visual Resources Catalogue" is an annotated and indexed collection of films, filmstrips, and audio-visual tapes which have been assembled from more than thirty-five producer/distributors in Canada. This publication documents audio-visual materials that are available in the English language. A separate edition entitled "Catalogue de ressources audio-visuelles sur les établissements humains" documents audio-visual materials that are available in the French language.

Materials are listed by distributor at the beginning and a key word index is located at the end. Among the list of key words are topics such as architecture, construction, design, planning, low-income housing, energy, and the environment.

12.
TITLE : Human Settlements in Canada : Trends and Policies 1981-1986 = L'Habitat au Canada : tendances et politiques 1981-1986
AUTHOR : Hussein Rostum, TEEGA Research Consultants Inc. under contract to the Research Division of CMHC, for presentation to the United Nations Economic Commission for Europe
IMPRINT: Ottawa : CMHC, 1987

This paper on current Canadian trends and policies in human settlements was prepared by Canada Mortgage and Housing Corporation (CMHC) for the 1987 annual session of the Committee on Housing, Building and Planning of the United Nations Economic Commission for Europe (ECE).

The paper is structured in four parts, following an outline provided by the ECE Secretariat. The first part is an introduction

providing general background information on population and socio-economic trends. The next three parts cover issues, policies, and trends respectively on: physical planning and human settlements; housing; and construction in Canada. The contents included in the paper are drawn from a broad spectrum of federal and provincial government sources.

13.
TITLE : An Integrated Approach to Landscape Planning in the Bow River Valley, Calgary, Canada
AUTHOR : Jennifer A. Steber
IMPRINT: Thesis (Master of Landscape Architecture) -- University of Oregon, 1988 (Scholarship Program)

The purpose of this study is: to develop a synthetic process to examine the inherent landscape conditions of the Bow River Valley; and to identify appropriate land use actions to meet residential development and open space needs of the community consistent with ecologic and economic objectives.

The planning process incorporates market driven demands for housing (economic values) with the development of public open space (social values) and the long term health and integrity of the river valley (ecologic values). The use of these ecologic, economic, and social values in developing a system of land use classification and allocation contributes to an integrated and consistent planning methodology.

14.
TITLE : Planning for the Housing Impacts of a Hallmark Event : A Case Study of Expo 86
AUTHOR : Kristopher N. Olds
IMPRINT: Thesis (M.A.) -- University of British Columbia, 1988 (Scholarship Program)

This thesis examines the housing impacts of World's Fairs and their use as an inner city redevelopment tool. It also evaluates the reasons for the success and/or failure of the City of Vancouver's planning process for Expo 86.

The results suggest that four different types of housing impacts have been created by World's Fairs: on-site impact; post announcement speculative impact; pre-Expo tourist demand impact; and post-Expo impact.

The evaluation of the City of Vancouver's planning process for Expo 86 indicates that the city was adequately prepared. However, it was the politics of planning -- the issues of political jurisdiction, ideology, and ideological differences -- which resulted in the city's failure to stop the negative housing consequences.

15.
TITLE : The Reduction of Winter-Induced Discomfort in Canadian Urban Residential Areas : An Annotated Bibliography and Evaluation
AUTHOR : Norman Pressman with the collaboration of P. Cizek
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

The aim of this report is to document and analyze existing international literature that relates to the reduction of winter-induced discomfort in residential areas. Although the scope of the literature is international, only sources that have implications for Canadian urban residential planning have been chosen. The annotated bibliography consists of 233 references which are classified under four major headings: 1) Human Needs; 2) Building Design; 3) Urban and Landscape Design; and 4) Applied Climatology.

In addition, this report evaluates the breadth and depth of the existing literature in order to determine how well the field of "design for winter living" is understood. From this evaluation, a short list of 23 of the most important references was created.

16.
TITLE : Technological Futures and Human Settlements : A Paper Based on Phase I of Technological Change and Human Settlements
AUTHOR : Bob Dorney, University of Waterloo for CMHC
IMPRINT: Waterloo, Ont. : University of Waterloo, 1984-1985. 2 volumes.

The purpose of this first phase report is to identify the technological changes that are likely to have the greatest impact on the form, structure, and quality of human settlements in Canada.

The report emphasizes information technology which is viewed in two ways. The first may be defined as electronic systems for communication, computing, and control concerned with collecting, storing, retrieving, processing and applying information. The second is a more-or-less fully evolved perspective or social forecast model with distinctive structural features, not only in its information-dominant technology, but in its economy, basis of power and influence, value systems, and lifestyles. These features are also delineated in the exploration of technology-settlement relationships.

CONDOMINIUMS / COPROPRIÉTÉS

17.
TITLE : Condominium Conversion Regulations in British Columbia
AUTHOR : Debbie W.H. Seto
IMPRINT: Thesis (M.A.) -- University of British Columbia, 1987 (Scholarship Program)

The thesis examines the condominium conversion regulations of thirteen municipalities in the Vancouver Metropolitan area to determine how effective they are in addressing the concerns underlying conversion policies. As part of the review of municipal conversion regulations, the legal context and the extent of legislative power for implementing conversion controls by local governments are examined. The study also examines the concept of private property rights -- a fundamental philosophical issue in the policy debate over conversion regulations.

A close examination of recent conversion trends in the City of Vancouver provides evidence to show that conversions continue to take place and that Vancouver's conversion regulations are aimed primarily at ensuring compensation for displaced tenants, rather than effectively protecting the city's rental housing stock.

The thesis concludes that if municipalities are to maintain a diversity of choice in housing tenure, a re-evaluation of conversion policies at both the provincial and municipal levels is warranted.

18.
TITLE : From Toaster Ovens to Condos : The Product Development Process Applied to Real Estate
AUTHOR : Anne Felice Milchberg
IMPRINT: Thesis (M.Sc.) -- Massachusetts Institute of Technology, 1988 (Scholarship Program)

The aim of this research is to study product development and management frameworks from the consumer/industrial sectors and their application to the real estate business. The scope of the study is broadly based on a theoretical level, but becomes site-specific through the introduction of case studies, which hone in on a particular product (condominiums) in a particular market (Toronto).

The results suggest that having market data is not necessarily a competitive advantage, but having in place an informed product development process, and an internal mechanism for dealing with it, is a definite advantage. The study concludes that the real estate development industry needs to become more marketing-driven in its approach to product development.

19.
TITLE : A Study of the Condominium Market in Nova Scotia
AUTHOR : Gardner Pinfold Consulting Economists Limited for Canada Mortgage and Housing Corporation
IMPRINT: Halifax : CMHC, Halifax Branch, 1987

The purpose of this study is to examine the condominium housing market in the Halifax-Dartmouth area.

An analysis of current condominium market conditions as well as the factors affecting demand and supply indicates a market imbalance tipped towards over-supply. Two sets of factors are seen to affect the demand for condominiums at present: typical economic and demographic factors influencing homeownership demand in general; and demand for investment property.

The perceived attractiveness of condominium units as an investment, because of their tax advantages is the primary driving force in the present market. The demand for condominiums as an alternate form of housing tenure is secondary to this factor.

COOPERATIVE & NON-PROFIT HOUSING / LOGEMENT SANS BUT LUCRATIF ET COOPÉRATIVES

20.
TITLE : The Vision of the Co-operative Housing Sector in Canada
AUTHOR : Sabine Behnk-Furino
IMPRINT: Thesis (M.A.) -- University of Waterloo, 1988 (Scholarship Program)

The purpose of this thesis is to examine the concept of vision within the Canadian co-operative housing sector. The vision of a co-operative sector is defined as the motivating values and ideals which embody the essential purpose of that sector. It contains a concept of a desired future state and serves as a guide in the decision making process. It also acts as a motivator to action, causing groups or individuals to organize their efforts so that some aspect of vision may be realized.

The study indicates that vision is structurally contingent, and a periodic resurgence of interest in vision may be related to times when a sector is undergoing stress and uncertainty.

21.
TITLE : Women and Housing, Women's Housing
AUTHOR : Sylvia Novac
IMPRINT: Thesis (Master in Environmental Studies) -- York University, Toronto, 1987 (Scholarship Program)

The two major objectives of this work are to articulate a feminist approach to housing and to present the findings of a survey of residents in two women's housing co-operatives in Toronto, Ontario: the Constance Hamilton Housing Co-operative and the Toronto Women's Housing Co-operative (also called Beguinage).

Results indicate that while the income and educational mix represented by members of the co-ops reflects the housing program's funding requirements, the age and racial homogeneity appears to reflect that group dominant in feminist activity - young to middle-aged, white, middle-class, university educated, urban women. From a financial point of view, the majority of co-op residents are paying the equivalent of low-end-of-market rents which is still an unacceptably high portion of their low incomes. However, the ability to control and manage increases in housing charges prevents worry over unpredictable and exorbitant increases.

22.
TITLE : Women's Housing Projects in Eight Canadian Cities
AUTHOR : Gerda Wekerle for Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

This study provides the first in-depth analysis of women's housing projects in Canada. It analyzes and compares ten non-profit housing projects which have been developed either by or for women. Five of these projects are housing cooperatives; five are second-stage facilities where either battered women or single parents and their children can live for a specified time period.

The study found that the model created by the Non-Profit Housing Program has worked reasonably well in addressing the needs of women with special circumstances and the projects examined in the study are successful examples of how these needs have been met. The study also found that there are barriers to fully meeting the housing needs of women, including the lack of coordination between agencies responsible for the delivery of housing and those responsible for the delivery of support services.

CRIME PREVENTION / CRIMINALITÉ -- PRÉVENTION

23.
TITLE : Factors in Residential Vandalism
AUTHOR : David L. Wiesenthal
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

Two research projects were performed to examine the social and environmental variables that might predict residential vandalism.

In Study One, a variety of Toronto neighbourhoods were surveyed to compare single family houses that had been vandalized with those that had not. The following profile emerged:

- Acts of vandalism were more likely to occur in houses located near schools or major thoroughfares and were more likely to be committed by males.

- Houses which were in poor repair or already damaged were targets for further damage.

- More vandalism was reported against automobiles than houses.

In Study Two, a simulation methodology was developed to determine which elements might attract or deter vandalism. The technique proved to be a cost-effective way of predicting and preventing residential vandalism during the design and planning phases of community development.

24.
TITLE : The Performance of Wood Frame Walls with Respect to Resistance Against Door Jamb Spreading
AUTHOR : G.J. Van Rijn for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

Nine wall designs were selected to evaluate the effectiveness of various strategies to increase the resistance of residential door frame and wall assemblies against forced entry by jamb spreading. The test method was based on ASTM F476 on the security of swinging door assemblies but was modified to study the effect of the wall construction rather than the door assembly.

The results showed that the use of waferboard as exterior sheathing was more effective than blocking, extra studs, reduced nail spacing or gypsum board sheathing in providing resistance against jamb spreading.

25.
TITLE : Residential Intrusion Alarms : A Report
AUTHOR : Jaroslav Zenchuk for CMHC
IMPRINT: Ottawa : CMHC, 1988

The purpose of this project is to provide homeowners interested in purchasing an alarm system with reliable, up-to-date information about the industry and the wide range of options available to them. The study has two parts. The first part is a written report on the theory and practice of electronic burglary protection, including a description of the equipment available and how it works. The discussion, which is strictly generic (no manufacturers or product models are mentioned by name), pays particular attention to the strengths and limitations of each type of device, noting the conditions under which its use is appropriate and the environmental factors that can affect performance. The report also offers practical ideas about choosing a suitable system and a reliable alarm company.

ELDERLY / PERSONNES ÂGÉES

26.
TITLE : Affordability Issues in Programming Continuing Care Retirement Communities
AUTHOR : Neil A.R. Prashad
IMPRINT: Thesis (M.Sc.) -- Massachusetts Institute of Technology, 1987

Issues of affordability concern both providers and consumers of residential settings. In developing Continuing Care Retirement Communities, (CCRCs), it is critically important that the decisions made during the early planning or programming phase reflect a systematic understanding of affordability issues. Affordability issues extend beyond the usual calculation of market capabilities relative to initial sales. They concern appropriate estimation of the needs and expectations of potential users, and the relation of these to programming elements such as site selection, design, pricing, financing, and marketing of a CCRC.

Focusing on the programming process, this thesis examines each element in a detailed and systematic manner, grounding every assumption in a fundamental understanding of the elderly as consumer and user. A computerized program called the Retirement Housing Consultant System (RHCS) is developed to assist developers in the actual programming exercise. RHCS is a Lotus 1-2-3 model which systematically requests project-specific data inputs, and combines them into development and operating pro-formas.

27.
TITLE : Attitudes of Seniors to Special Retirement Housing, Life Tenancy Arrangements and Other Housing Options
AUTHOR : Gloria M. Gutman, Stephen L. Milstein, and Veronica Doyle for CMHC
IMPRINT: Ottawa : CMHC, 1987

The report describes the findings of a series of focus groups which were conducted in order to ascertain the attitudes of seniors to a variety of housing options including life tenancy arrangements and special retirement housing. Participants ranged in age from 52-84 and were resident in Vancouver, Winnipeg, Toronto, Montreal, or Halifax.

Few of the respondents considered homesharing, taking in a boarder, or assuming a Reverse Annuity Mortgage as a favourable option. Among options involving selling or moving, the most preferred was purchasing a unit in an apartment or townhouse development. Buying into special retirement housing and, particularly, a continuing care community, also interested a sizeable number who cited meal service, housekeeping, and medical care as the main advantages. Although substantial distrust was expressed about life tenancy arrangements, roughly one-third of respondents felt the disadvantages might be mitigated by the availability of services which they could not otherwise afford.

28.
TITLE : Building Exchange and Multiplicity into Housing for the Elderly : An Exercise in Synthesizing Associative References
AUTHOR : Julia A. Campbell
IMPRINT: Thesis (Master of Architecture) -- Massachusetts Institute of Technology, 1988 (Scholarship Program)

This thesis proposes an architecture which springs from an alternative attitude towards housing the elderly -- an attitude which purports that multiplicity and exchange are the elements crucial to one's well being.

The design work envisions a housing environment that could also house families and other age-groups; is physically integrated with the landscape or surrounding physical context; and provides places for a wide range of social exchange, both inside and out-of-doors. Brief design exercises of housing projects for the elderly are presented. The first two are transformations of existing projects in Massachusetts. The final exercise consists of a fully new design on a site in Mission Hill (Boston).

29.
TITRE : Un Choix de logements pour les Canadiens âgés = Housing Choices for Older Canadians

ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Le but de cette brochure est de mieux faire connaître au public le large éventail des possibilités de logement qui s'offrent, ou pourraient s'offrir, aux Canadiens âgés. On espère que les renseignements donnés dans la brochure aideront les lecteurs à choisir la solution qui leur convient le mieux.

30.
TITLE : Concept Evaluation of Life Tenancies
AUTHOR : Campbell Goodell Consultants Ltd.
IMPRINT: Ottawa : CMHC, 1987. 2 volumes.

The primary objective of this report was to assess how interested seniors were in life tenancies as a housing option. The report also sought to determine what specific features the seniors would be attracted to and what financial parameters would make the concept attractive to potential buyers. The study indicates that a potential market does exist for life tenancies. This market features seniors who no longer want to maintain their home and prefer a higher standard of living today rather than leaving an estate for their heirs. The demographic characteristics associated with those interested in life tenancies are male, aged 60-64, having a current income over $20,000 annually with a net worth of $100,000 - $200,000.

31.
TITRE : L'Étude des systèmes d'intervention d'urgence pour les personnes âgées
AUTEUR : MacLaren Plansearch pour la Division de la recherche de la SCHL.

ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce rapport décrit, étudie et analyse le rôle actuel et futur des systèmes d'intervention d'urgence pour les personnes âgées au Canada et présente une description générique du matériel et des services de surveillance actuellement offerts au Canada d'après une évaluation des systèmes existants d'intervention d'urgence.

L'étude comportait des entrevues détaillées auprès les utilisateurs, des praticiens gériatriques et des représentants de l'industrie. Le rapport traite également

des ouvrages antérieurs et des systèmes actuels, suggère des innovations, et recommande des améliorations technologiques. Le rapport se termine par des critères génériques définissant une technologie adaptée aux utilisateurs âgées.

Also available in English.

32.
TITLE : Housing an Aging Population : Guidelines for Development and Design
AUTHOR : Andrew Aitkens and Wendy Finan For the National Advisory Council on Aging
IMPRINT: Ottawa : National Advisory Council on Aging, 1987

This report hopes to maximize housing choices for senior citizens in Canada by promoting a wider range of housing options that are appropriate, well designed, affordable, and marketable.

The process of developing a housing project is outlined in some detail with applications to both remodelling an existing dwelling and planning and constructing a multiple-unit residence. A sample flow chart shows the decision-making steps and the interplay of design, regulations, and financing. A Design Workbook is presented which identifies design issues to be addressed in the planning stage by both project developers and seniors who are involved with the project as sponsors, planners, or future residents. The Workbook sets out architectural guidelines in a series of worksheets which are to be separated from the rest of the book and used at the appropriate points in the development.

33.
TITLE : Housing and Supportive Services for Elderly Persons in Manitoba
AUTHOR : Neena L. Chappell and John Horne
IMPRINT: Ottawa : CMHC, 1987 (External Research Program)

This study provides the results of an empirical evaluation and cost analysis of the provision of housing and supportive services to older individuals. Comparisons are made of those living in their own homes in the community and those living in three different forms of seniors' housing: elderly persons housing with support services provided internally, with support services provided externally, and multi-level care facilities (MLC).

The findings provide no evidence that MLC facilities tend to funnel their residents from lower to higher levels of care, thereby restricting access by external applicants. Nor is there evidence that older individuals enter such facilities prematurely to ensure access when needed. Relevant to cost considerations, there is no

difference in the use of hospital or medical care services associated with type of residence.

34.
TITLE : Housing Choices for Older Canadians = Un Choix de logements pour les Canadiens âgés
IMPRINT: Ottawa : CMHC, 1987

The main purpose of this booklet is to increase public awareness of the range and types of accommodation options that are, or could be, available to older Canadians. It is hoped that the information provided in the booklet will help people arrive at their own conclusions about what is best for them.

35.
TITLE : Housing for Older Canadians : New Financial and Tenure Options = Logement pour les Canadiens âgés : nouveaux mécanismes financiers et modes d'occupation
IMPRINT: Ottawa : CMHC, 1988

The purpose of this publication is to let seniors know about new types of financial and tenure options. For senior homeowners who want to stay in their homes, it deals with financial options that allow seniors to draw upon the equity in their homes to supplement their incomes. For those who want to move into retirement housing, it describes some of the new forms of tenure that are available in these developments.

36.
TITLE : Housing for the Elderly Sponsored by the Private Sector : Where Does It Stand and What Is Its Future?
AUTHOR : Marie Lyne Geoffroy
IMPRINT: Report (M.B.A.) -- McGill University, 1988 (Scholarship Program)

The purpose of this research is twofold: 1) to describe the housing situation of the present and future Canadian elderly in terms of their needs; and 2) to identify the potential involvement of the private sector in the provision of appropriate accommodation for the elderly.

Results of the research indicate that housing alternatives for the elderly have been aimed towards low-income groups and the affluent elderly. Few options have been implemented for the middle-income elderly. A survey of 50 private housing entrepreneurs in the region of Montreal reveals that they would be prepared to enter the development market for the middle-income elderly, if the government provided low interest loans and subsidies.

37.
TITRE : Logement pour les Canadiens âgés : nouveaux mécanismes financiers et modes d'occupation = Housing for Older Canadians : New Financial and Tenure Options

ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce document a pour objet de faire connaître les nouveaux mécanismes financiers et modes d'occupation. Les personnes âgées, propriétaires et qui entendent le demeurer, y trouveront la description des mécanismes financiers qui leur permettront de tirer parti de leur avoir propre foncier pour suppléer leur revenu. Les personnes âgées qui choisissent d'habiter un logement pour retraité pourront se documenter sur des nouveaux modes d'occupation qui commencent à être mis à leur disposition.

38.
TITRE : Loger une population vieillissante : guide et notes de conception

AUTEUR : Andrew Aitkens et Wendy Finan pour le Conseil consultatif national sur le troisième âge

ADRESSE BIBLIOGRAPHIQUE: Ottawa : Conseil consultatif national sur le troisième âge, 1987

Ce rapport vise à maximiser les choix offerts en matière de logement aux citoyens âgés du Canada, en proposant une gamme élargie d'options de logements à la fois commodes, bien conçus, d'un prix abordable, et commercialisables.

Une description détaillée est présentée des étapes de la mise au point d'un projet domiciliaire, qu'il s'agisse de transformer une unité existante ou de planifier et de construire un immeuble résidentiel à logements multiples. Un diagramme montre les étapes du processus de prise de décisions et la place qu'y occupent la conception, la réglementation, et le financement.

Une sorte de Guide de conception identifie les questions touchant à la conception sur lesquelles les promoteurs de projets et les personnes âgées devront se pencher à l'étape de la planification, que ce soit à titre de parrains du projet, de planificateurs ou de futurs résidants. Le Guide de conception présente des lignes directrices et des recommandations touchant l'architecture des bâtiments, sous forme de feuillets qu'on peut retirer du manuel et utiliser à l'étape appropriée.

Also available in English.

39.
TITLE : Manufacturers & Distributors of Products Assisting Elderly Persons to Live Independently : A List of Appropriate Exhibitors and a Strategy for Assembling a Manufacturer's Exhibition at the Forthcoming "Housing for the Elderly" Conference of Canada Mortgage and Housing Corporation
AUTHOR : Ross Perry, B.I.O.S., Toronto
IMPRINT: Ottawa : CMHC, 1988

This report contains a list of over 80 manufacturers and distributors of products that are designed to help older people live independently in their homes. It lists 12 generic types of products ranging from locks and doors to architectural and design services, and describes the products that each company delivers. The report also makes marketing recommendations relating to CMHC's Housing Choices for Older Canadians Conference, to be held in Halifax, 18-20 October 1988.

40.
TITRE : La Mobilité résidentielle des personnes âgées en milieu rural : étude comparative de dix régions du Québec
AUTEUR : Béatrice Sokoloff, Jocelyn Thériault et Marianne Cloutier, Bureau d'étude BARDAT
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988 (Programme de recherche extérieure)

L'étude établit une comparaison entre les situations de vie des personnes âgées vivant dans 10 régions rurales du Québec. Elle vise surtout à vérifier les facteurs qui semblent liés à la décision des personnes âgées de déménager soit au sein de la région, soit vers l'extérieur de celle-ci, soit vers la région en provenance de l'extérieur. Pour ce faire, plusieurs statistiques du recensement de 1981 ont été considérées et plusieurs intervenants dans chaque région étudiée ont été rencontrés.

Il en résulte que les conditions de vie diffèrent grandement entre les régions étudiées, particulièrement en ce qui concerne les conditions de logement. De plus, chaque région présentent des caractéristiques qui lui sont propres, ce qui semble avoir un impact sur la mobilité résidentielle de la population âgée. Le type d'activité économique dominant de même que l'éloignement des grands centres urbains sont les facteurs qui ressortent de façon particulière. De plus, l'accessibilité des options résidentielles, le nombre de places en hébergement disponibles en région, et le niveau de revenu semblent constituer des facteurs fortement liés à la décision de déménager. Par contre, les niveaux de service et de soutien naturel ont peu d'impact sur la mobilité.

41.
TITLE : Older People and Their Homes : A Tool to Examine Potential Environmental Improvements
AUTHOR : Department of Community Health, Montreal General Hospital for CMHC
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

This pilot study was undertaken by the gerontological team of the Department of Public Health of the Montreal General Hospital, under a program designed to explore options that can enable older people with disabilities to maintain independent lifestyles. It examines the potential of environmental improvements for preventing or restoring the loss of autonomy by means of an identification tool. The main objective of the tool is to identify those home improvements or adaptations that are easy and inexpensive to carry out, and those which can enable older people to undertake their daily living activities with some degree of independence.

The study addresses the problems of older people who are experiencing a loss in their physical autonomy. It excludes mental, psychic, or emotional deficiencies.

42.
TITRE : Les Personnes âgées et leur domicile : Un outil d'identification des améliorations souhaitables à réaliser dans leur environnement
AUTEUR : Département de santé communautaire, Hôpital général de Montréal pour la SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988 (Programme de recherche extérieure)

L'équipe de gérontologie du Département de Santé Communautaire de l'Hôpital Général de Montréal a opté pour une approche environnementale pour contrer le problème de perte d'autonomie des personnes âgées sur son territoire. Pour prévenir ou restaurer les fonctionnalités perdues ou diminuées, un projet pilote d'amélioration des conditions de logement est venu compléter un programme global de maintien à domicile. C'est dans le cadre du programme de promotion de l'autonomie que la "Grille d'analyse du domicile des personnes âgées en perte d'autonomie physique" fut développée. La "Grille d'analyse" est un outil dont le but principal consiste à identifier dans un logis, des adaptations mineures, faciles à réaliser et peu coûteuses pour permettre un degré d'autonomie optimal dans les activités de la vie quotidienne.

La clientèle-cible est avant tout une population âgée qui fait face à une perte d'autonomie physique c'est-à-dire, dont les causes relèvent de déficiences motrices,

organiques ou sensorielles et exclues les déficiences mentales psychiques ou émotionnelles.

43.
TITLE : Planning and Design of the Ontario Retirement Community : A Recommended Implementation Approach
AUTHOR : Bruce W. Anderson
IMPRINT: Thesis (M.A.) -- University of Waterloo, 1988 (Scholarship Program)

This thesis is directed toward an appropriate implementation approach for the retirement community in Ontario. An overview of the retirement community phenomenom in the United States is presented as well as a profile of the "typical" Ontario retirement community. The specific needs of the Ontario retirement community are analyzed with respect to planning and design considerations, and an appropriate implementation strategy is proposed.

44.
TITRE : Un Projet de cohabitation séparée parents-enfants à Saint-Hubert : l'histoire d'une tentative d'implantation d'un projet résidentiel innovateur pour personnes âgées
AUTEUR : Marcel Gaudreau et Martin Wexler pour la Division de la recherche, Secteur de la recherche et de l'élaboration de propositions, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Ce rapport présente une analyse historique de la conception, de la planification, et de l'approbation d'un projet résidentiel innovateur proposé à Saint-Hubert, sur la rive sud de Montréal. Le projet "Retour aux sources" met de l'avant un concept de logement permettant la cohabitation parents-enfants dans deux logements jumelés autonomes mais communiquant entre eux. L'idée à la base de ce bifamilial original est d'attacher un petit logement à un modèle populaire de maison individuelle. Le terrain choisi est situé à proximité d'un centre d'accueil afin de faciliter l'accès à son centre de jour par les personnes âgées du projet. Ne devant comprendre, à l'origine, que des bifamiliaux, le projet a été, par la suite, diversifié pour tenir compte notamment des contraintes d'aménagement de la ville.

Ayant résussi à traverser l'étape de la modification du règlement de zonage, le projet se heurta finalement à un refus majoritaire du conseil municipal.

45.
TITLE : Protecting the Vulnerable Elderly : Developing a Community Response to Domestic Abuse and Neglect
AUTHOR : Catharine de Leeuw
IMPRINT: Thesis (M.SW.) -- Wilfrid Laurier University, 1987

This paper represents an initial effort to facilitate the development of a community-based response to the problems of domestic abuse and neglect of elderly persons. Fifty-six professionals who work with the aged in Metropolitan Toronto reported on a total of 180 cases of elder maltreatment through a self-administered questionnaire. Service providers indicated that counselling, in-home help programs, and referral services are drawn upon most regularly when seeking to treat and prevent situations of elder abuse.

The results of this survey suggest that placement of victims of elder abuse or neglect in hospitals or other long-term care facilities may occur more frequently than warranted due to a lack of suitable alternatives. Over two-thirds of the respondents felt that the availability of various housing alternatives for senior citizens was important to the prevention of domestic elder maltreatment. The survey also suggests that professionals who work with the aged are likely to be in favour of mandatory reporting legislation as one means of addressing this form of domestic violence. At the same time, a number of respondents advocated the use of this measure only if local services are in place to respond to incoming reports.

46.
TITLE : The Provision of Nutrition and Fitness Services to Senior Citizens in Metropolitan Toronto Housing Company Buildings in Ward 9 (North York) : Current Issues Report
AUTHOR : Lisa S. Blumer for the University of Toronto and the Metropolitan Toronto Housing Company
IMPRINT: Report (M.Sc.) -- University of Toronto, 1988 (Scholarship Program)

This study identifies the major community services which could or would supply nutrition and fitness programs, either on or off-site, to senior residents living in Metropolitan Toronto Housing Company buildings in Ward 9, in North York. It also examines, in detail, various barriers (physical, cultural, and religious) to the participation of seniors in fitness and nutrition programs, and puts forth recommendations on ways to overcome these constraints in order to maximize participation in these programs.

47.
TITLE : The Study of Emergency Response Systems for the Elderly
AUTHOR : MacLaren Plansearch for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1987

This report describes, reviews, and analyzes the existing and future role of emergency systems for the elderly in Canada. Based on an evaluation of existing emergency response systems, a generic description of the hardware and monitoring services currently available in Canada is provided.

The study includes detailed interviews with users, geriatric practitioners, and industry representatives. In addition, a literature review and an analysis of existing systems with possible innovations is provided, along with recommendations for technological improvements. The report concludes with generic criteria that define appropriate technology suitable for elderly users.

Aussi disponible en français.

48.
TITLE : Theoretical and Empirical Perspectives on the Use of Health and Social Services by the Rural Elderly
AUTHOR : Denise S. Cloutier
IMPRINT: Thesis (M.A.) -- University of Guelph, 1988 (Scholarship Program)

This thesis investigates the use of health and social support services by the independent, rural elderly in Meaford and Markdale, Ontario.

Two service packages are considered -- those services that come to the elderly individual in his home (e.g. VON nursing, homemakers, etc.) and services for which the individual must leave his home (family doctor, optometrist, etc.)

The results of the research suggest that the primary socio-demographic variables predisposing the elderly to "inside-home" service use are age, gender, and marital status. With respect to perceptions, elderly individuals who rated their health as being poor were more likely to be service users. A predisposition towards the use of inside-home services was also observed for elderly persons who had low personal and transportation mobility and who had limited informal support networks available to them during periods of illness.

ENERGY CONSERVATION / ÉNERGIE -- CONSERVATION

49.
TITLE : Design of a Target Standard for Energy Efficient Housing and Implementation Strategy
AUTHOR : Buchan, Lawton, Parent Ltd. for CMHC
IMPRINT: Ottawa : CMHC, 1981

Space heating energy requirements have been optimized using Present Worth Analysis. Based on this analysis, target standards for conductive heat losses for five categories of new residential buildings (one and two storey detached, row, and low and high rise apartment buildings) are presented. A strategy for implementing the target standards is discussed and the following recommendations are made:

1. Measures for energy conservation in new buildings should be revised every five years.

2. A new program should be created to subsidize builders who provide high performance thermal envelopes.

3. Product and equipment development subsidies should be provided to manufacturers where such products can be shown to have a definite potential for reducing energy requirements.

4. Training courses in several building energy topics could be developed.

50.
TITLE : The Distribution of Government Assisted Insulation Activities in the City of Winnipeg
AUTHOR : Robert Fenton for CMHC
IMPRINT: Winnipeg : University of Winnipeg, Institute of Urban Studies, 1983 (External Research Program)

The desire by governments to promote energy conservation among homeowners led to the initiation during the mid-1970's of a number of incentive programs to encourage residential energy conservation. This paper examines two such programs of relevance to Winnipeg and Manitoba : the Canadian Home Insulation Program (CHIP) and the Manitoba Home Insulation Program (MHIP).

A comparison of the penetration rates for both CHIP and MHIP demonstrate that the CHIP program achieved a higher market penetration. This is due, in part, to the saturation market techniques used by insulation contractors to market CHIP. A

further factor may be that homeowners prefer grants to loans for such activities.

51.
TITLE : Energy-Efficient Passive Solar House Designs for Canada : Final Draft
AUTHOR : Allen Associates for CMHC
IMPRINT: Ottawa : CMHC, 1987

This report introduces the principles of passive solar design and contains 24 simple, direct-gain, energy-efficient passive solar house designs. It is aimed at designers, builders, and owner-builders.

52.
TITLE : An Urban Planning Method for Modelling Energy Use with Application to Selected Canadian Cities
AUTHOR : Avrum Regenstreif
IMPRINT: Thesis (Ph.D.) -- University of Manitoba, 1987 (Scholarship Program)

This study demonstrates a method of organizing, processing, and modelling data for urban residential energy use and applies it to three Canadian Plains cities: Winnipeg, Edmonton, and Saskatoon.

An illustrative application of the method shows that: 1) as areal residential density increases, energy consumption increases but less linearly; 2) areal residential energy use decreases with distance from the urban centre, at least initially; 3) specific residential areas are identifiable from their energy use; 4) as residential energy efficiency increases, differences in residential energy use between older and newer areas diminish; and 5) areal residential transport energy use decreases with residential distance from the urban centre.

ENVIRONMENTAL POLLUTION & CONTROL / POLLUTION DE L'ENVIRONNEMENT ET SON CONTRÔLE

53.
TITLE : Additional Soil Gas Sampling Procedures
AUTHOR : P. Piersol, M. Lawton, and Gartner Lee Limited for CMHC
IMPRINT: Ottawa : CMHC, 1988

This report describes the testing and evaluation of three types of soil gas sampling equipment. Various sized enclosures were built

to fit over floor drains and sump pits. Two techniques were developed for sampling of floor and wall cracks. One consisted of an enclosure which covered the direct area of the crack plus a shroud which extended beyond the covered area. The other technique consisted of drilling a hole through the foundation wall, and inserting and sealing a sampling tube.

The floor drain and sump pit enclosure sampling techniques were successfully used to obtain soil gas samples of 10L in time periods of one hour or less. The wall tube sampling techniques, when used in conjunction with the passive bag or with a sampling pump, was also successful. Conclusive results were not obtained with the wall crack enclosure technique.

54.
TITLE : Calibration of the RCS Sampler
AUTHOR : Paracel Laboratories Ltd. for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

This report describes laboratory experiments which were undertaken to establish whether the RCS sampler collected spores of different fungi with equal efficiency and whether the colle tion process was correct in absolute terms.

55.
TITLE : Chimney Safety Tests Users' Manual : Procedures for Determining the Safety of Residential Chimneys (Second Edition)
AUTHOR : Scanada - Sheltair Consortium Inc. for CMHC
IMPRINT: Ottawa : CMHC, 1988

This manual describes a series of procedures for testing the performance of residential chimney systems. The tests are used to identify houses in which spillage of combustion gases into the living area may occur due to a failure of the chimney venting system. The tests are structured so that the cause of the failure can be diagnosed and appropriate remedies pinpointed. The tests are applicable to residential chimneys serving naturally-aspirated oil and gas furnaces and hot water heaters. Methods to test chimneys serving fireplaces are also included.

Each of the 5 tests is described, in detail, in the manual which provides step-by-step instructions on how to perform each test. The manual also provides special checklists and report forms to facilitate the delivery of each test.

56.
TITRE : Contamination fongique de l'air intérieur : rapport
AUTEUR : Paracel Laboratories Ltd. pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Le but de ce projet était de décrire une méthode d'évaluation de la contamination fongique de l'air intérieur, au moyen de mesures et d'une inspection des lieux.

La méthode comporte deux types d'analyse: l'inspection détaillée du bâtiment et l'utilisation de l'échantillonneur RCS Biotest. Les études de laboratoire ont démontré que cet appareil recueille les spores fongiques en suspension dans l'air de façon linéaire en indiquant leur valeur absolue déterminée par leur masse et un compteur de particules.

Quant à l'inspection du bâtiment, des listes de contrôles pour déterminer le degré de contamination fongique de l'intérieur ont été établies selon qu'il s'agit d'un petit ou d'un grand bâtiment.

Also available in English.

57.
TITLE : Determination of Fungal Propagales in Indoor Air : Project Report
AUTHOR : Paracel Laboratories Ltd., for Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1988

The objective of the project was to develop a field test and method to measure and quantify fungal contamination in indoor air.

Laboratory experiments were conducted which demonstrated that the RCS sampler collects fungal spores of greatly different sizes with approximately equal efficiency and that the CFU m^{-3} value obtained can be predicted similar to the absolute value over the useful range of the sampler (0-2000 CFU m^{-3}).

A Field Test Inspection protocol and a testing procedure were established using the RCS sampler to assess the fungal contamination of indoor air within houses as well as small and large buildings.

Aussi disponible en français.

58.
TITLE : Indoor Air Quality
AUTHOR : Canada Mortgage and Housing Corporation in consultation with the Canadian Home Builders' Association
SERIES : Builders' Series
IMPRINT: Ottawa : CMHC, 1988

The purpose of this booklet is to make builders aware of the opportunities and problems that indoor air quality presents, and provide them with practical advice and up-to-date information on the following:

- How to build for good indoor air quality;

- How to operate a house for high indoor air quality; and

- How to solve indoor air quality problems, if they occur.

Aussi disponible en français.

59.
TITLE : Investigation of the Indoor Air Quality, Airtightness and Air Infiltration Rates of a Statistically Random Sample of 78 Houses in Winnipeg
AUTHOR : G.K. Yuill and Associates Ltd.
IMPRINT: Ottawa : CMHC, 1987

This report describes a data collection survey project on the measurement of house characteristics, indoor air quality, exhaust fan usage, and energy use in a random sample of 78 houses in Winnipeg, during the summer and fall of 1987. Indoor air quality was determined by measuring the pollutant levels at three locations in the home. The pollutants measured were carbon dioxide, carbon monoxide, formaldehyde, radon, ozone, and respirated suspended particulates. Air tightness was measured by the fan depressurization method and air exchange rates were determined using the tracer gas technique.

The study produced a set of approximately 750 observations and measurements of characteristics of a set of 78 randomly selected houses. This data is available on BOSS and LOTUS 123 data files.

60.
TITRE : L'Isolement acoustique
AUTEUR : Société canadienne d'hypothèques et de logement en collaboration avec l'Association canadienne des constructeurs d'habitations
COLLECTION : Collection "Constructeurs"
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Les propriétaires se plaignent fréquemment du mauvais isolement acoustique des appartements ou des maisons contre les bruits extérieurs.

Il est essentiel de bien concevoir un logement pour l'insonoriser efficacement. Ce guide indique certaines sources de bruit, explique la façon de le mesurer et recommande plusieurs publications qui donnent de bons conseils d'isolement acoustique. Il soulève aussi les problèmes qui surgiront éventuellement si l'isolement est inadéquat et recommande des méthodes de construction destinées à les éviter.

61.
TITLE : Noise Control
AUTHOR : Canada Mortgage and Housing Corporation in consultation with the Canadian Home Builders' Association
SERIES : Builders' Series
IMPRINT: Ottawa : CMHC, 1987

Poor control of noise between apartments or noise coming into a house from outside is a common cause of complaint from homeowners.

For good noise control, proper design is essential. This guide identifies some of the causes of noise control, explains the way noise is measured, and recommends several publications that provide good advice on design that will control noise. It also points out the potential problems that will inevitably arise if good noise control design is not used, and recommends construction principles to avoid that happening.

Aussi disponible en français.

62.
TITRE : Qualité de l'air à l'intérieur des habitations
AUTEUR : Société canadienne d'hypothèques et de logement de concert avec l'Association provinciale des constructeurs d'habitations du Québec
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Cette publication vise à sensibiliser les constructeurs aux avantages et aux problèmes que présente la qualité de l'air à l'intérieur des habitations et à leur donner des conseils pratiques sur:

- Les méthodes de construction qui assurent un air intérieur de bonne qualité;
- Les mesures à prendre, après occupation, pour que l'air soit d'excellente qualité; et
- La façon de résoudre les problèmes de qualité de l'air intérieur lorsqu'ils se présentent.

Also available in English.

FIRE PREVENTION / INCENDIES -- PRÉVENTION

63.
TITLE : Analysis of Costs and Benefits of Installing Fire Sprinklers in Houses
AUTHOR : A.T. Hansen Consulting Services, for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

The primary objective of this project is to provide cost-benefit information for committees currently reviewing the merits of mandatory sprinkler systems in building codes. A library search and interviews with IRC/NRC fire safety experts confirmed that the most comprehensive cost-benefit study to date on the installation of fire sprinklers in houses is that published by the U.S. National Bureau of Standards.

The consultant recommends that a Canadian project be undertaken using the NBS study as a framework with the following changes:

1. Fire risks should be based on experiences with newer houses, and not the average housing stock.

2. Canadian fire data and tax requirements should be substituted for U.S. values where appropriate.

3. Sprinkler costs should be based on the available water perspective.

4. Piping size should be related to available water pressure.

5. The cost-benefit model should be based on a provincial perspective as well as an owner's perspective.

6. Installation costs should include bungalows and mobile homes as well as two-storey houses.

HANDICAPPED / HANDICAPÉS

64.
TITLE : Community Housing for Schizophrenic Populations : The Patient's Perspective
AUTHOR : Cynthia Camp
IMPRINT: Research Study (M.S.W.) -- Wilfrid Laurier University, 1988 (Scholarship Program)

This qualitative research study examined the obstacles facing schizophrenic patients attempting to gain access to affordable community housing in London, Ontario. The participants were 25 persons between the ages of 19 and 44 years who were living outside of a psychiatric institution.

An interview schedule was used introducing questions based on current living situations, past experiences in community living situations and preferred living situations. Respondents were given examples of various housing models and asked to offer their opinions as to whether or not these types of accommodation would meet these individual needs.

The results indicated that most patients have great difficulty in gaining access to adequate housing in the community. However, all of the sample rejected the concept of long-term subsidized housing, with built-in professional support services. Further, none of those interviewed felt they required any other professional support in their present housing situation.

65.
TITLE : The Impact of Housing Upon the Independent Living Outcomes of Individuals with Disabilities
AUTHOR : Peter Arthur Dunn
IMPRINT: Thesis (Ph.D.) -- Brandeis University, 1987 (Scholarship Program)

The primary focus of this research is to assess the specific impacts that housing adaptations have upon the independent living outcomes of disabled people. It also examines the impact of adapted housing upon the education, employment, community involvement, and self-care of persons with disabilities. In addition, the study analyzes the potential impact that adapted housing has upon other household members.

While housing adaptation programs do enable individuals with disabilities to be more independent, the results indicate that a great deal of change is required on the part of housing managers, tenants associations, and community support services.

66.
TITRE : Rapport au Sous-comité sur les invalides et les handicapés
AUTEUR : Société canadienne d'hypothèques et de logement
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

La Société canadienne d'hypothèques et de logement s'est engagée à améliorer les conditions de logement et d'existence des canadiens handicapés, tant dans le cadre de ses services au moyen de son programme d'équité en matière d'emploi et d'une plus grande accessibilité, qu'à l'extérieur, par l'entremise et ses politiques et programmes.

Ce rapport fournit des renseignements détaillés sur les programmes internes et externes de la Société, ainsi que ses communications divers avec la publique.

Also available in English.

67.
TITLE : Report to the Sub-Committee on the Disabled and Handicapped
AUTHOR : Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1987

Canada Mortgage and Housing Corporation is committed to improving the housing and living conditions of Canadians who are disabled; internally, through the employment equity program, including improved accessibility, and externally, through its policies and programs.

This report provides detailed information on the Corporation's internal and external programs, as well as its areas of communication with the public.

Aussi disponible en français.

68.
TITLE : Significant Factors Contributing to Successful Community Adjustment of Individuals with a Dual Diagnosis
AUTHOR : Leslie D. Jones
IMPRINT: Thesis (Master in Rehabilitation Administration) - University of San Francisco, 1987 (Scholarship Program)

This study attempts to address the success rates and factors which impact the community adjustment of individuals with a dual diagnosis (mental handicap and mental illness) in Calgary, Alberta.

A survey was designed to assess the impact of four major categories of variables on community adjustment: (a) personal characteristics (e.g. age, functioning level); (b) mental health and behavioural factors (e.g., diagnosis, occurrence of maladaptive behaviour); (c) environmental influences (e.g. history and length of institutionalization); and (d) use of support services (e.g. psychologist or family therapist). Success in the community was assessed according to two outcomes: (a) degree of community integration, as measured by the individual's placement along a continuum of residential services; and, (b) mobility, as measured by the individual's progress along this continuum towards more or less restrictive environments.

Three key factors have been identified which promote the success of individuals with dual diagnoses in the community: (a) individualization -- services must be designed to meet individual needs; (b) an array of services model which allows for a range of residential and service options from which to choose is preferred; and, (c) generic, accessible, community-based support services must be established.

69.
TITLE : Some Demographic and Ecological Characteristics of Psychiatric Diagnosis on Separation from Hospital : City of Calgary, 1981
AUTHOR : Dr. G.M. McDougall, R.Y. Pablo and M. Hehr for CMHC
IMPRINT: Ottawa : CMHC, 1983 (External Research Program)

The study examines the relationship between psychiatric illness as represented by psychiatric hospitalization rates and its spatial association (postal codes) within the City of Calgary. It hopes to establish a direct link between the ecological characteristics of circumscribed geographic units and rates of utilization of

psychiatric services in three Calgary hospitals: Foothills Provincial, Calgary General, and Holy Cross. The focus is not so much on the study of aetiological processes for individuals but with the identification of areas that have high rates of psychiatric hospitalization. These areas have the attributes of crowding, mobility and migration, and unemployment.

HEATING & VENTILATION / CHAUFFAGE & VENTILATION

70.
TITLE : CMHC Guide to Ventilation Systems : Consumers' Series
AUTHOR : UNIES Ltd. for CMHC
IMPRINT: Ottawa : CMHC, 1988

This manual, aimed at the general public, discusses how a mechanical ventilation system in a home can help to combat indoor air pollution, reduce energy costs, prolong building life, and provide an overall sense of comfort to occupants. Various types of systems, their components, and their operating strategies are explained.

71.
TITLE : Duct Test Rig
AUTHOR : Sebastian Moffatt, Sheltair Scientific Ltd. for the Research Division, Policy, Research and Programs Sector, CMHC
IMPRINT: Ottawa : CMHC, 1988.

This report describes research and design work carried out for the purpose of developing a Duct Test Rig. The Duct Test Rig is a new device capable of determining air flow and air pressure characteristics of residential ventilation and venting systems. It can also be used to measure heat losses from ducts and flues.

The field evaluations of the DTR indicate that, with few exceptions, the device is easy to attach to all standard residential venting systems, and is capable of satisfying most intended applications. The modularized design creates a considerable degree of flexibility, and it is expected that further applications of the device will lead to additional test procedures and applications.

72.
TITLE : Evaluation of the Payback for the Solar DHW System at Craigwiel Gardens Apartments
AUTHOR : Solcan Ltd.
IMPRINT: Ottawa : CMHC, 1988

Solcan Ltd. has designed and installed a solar hot water system on the Craigwiel Gardens Senior Citizens Apartments in Ailsa Craig, Ontario. The system consists of a solar loop circulating antifreeze between the solar collectors and a heat exchanger, and a potable water loop circulating water between the heat exchanger and the storage tanks. The expected hot water load was calculated using the ASHRAE 1980 Systems Handbook. The anticipated performance of the solar system was evaluated using WATSUN. The predicted solar gain based on the calculated hot water load was 94.5 GJ/year. The following conclusions were reached:

1. The actual hot water load was less than one-third predicted.

2. The solar gain was about half what was predicted (47 GJ/year).

3. The calculated savings were about $660.

73.
TITLE : Flue Gas Spillage : Status of Technology Transfer
AUTHOR : Ashton & Associates Limited for CMHC
IMPRINT: Ottawa : CMHC, 1988

This report reviews a number of significant developments relating to the transfer of technology on flue gas spillage from residential fuel-burning appliances and identifies the most pressing research needs still outstanding. The contributions of various agencies such as CMHC, the National Energy Conservation Association, the Heating, Refrigeration and Air-Conditioning Institute, and the Canadian Standards Association are examined in detail.

It was established that the research, completed to date, represents a formidable scientific and technological foundation for technology transfer. The report suggests, however, that greater emphasis should now be placed on the communication of information dealing with the avoidance of flue-gas spillage. It also recommends the collaboration of various segments of the house building industry in producing training courses, seminars, and user-friendly documents on technology transfer.

74.
TITLE : Flue Simulator : Version 4.2: User's Manual
AUTHOR : Scanada Consultants Limited
IMPRINT: Ottawa : CMHC, 1988

The purpose of this manual is to assist users of the FLUE SIMULATOR Program. The program is based on a model that dynamically simulates combustion products flow, air flow, and heat transfer in a flue or other (near-) vertical duct within a house of specified airtightness.

The manual gives practical instructions for making the necessary inputs to the model, controlling its operation, and understanding the outputs. It also includes information on modifying the program. A glossary of terms is provided since all terms are not uniformly understood to have the same meanings throughout the building and space heating industries.

75.
TITLE : Residential Exhaust Equipment : A Research Report
AUTHOR : HRAI Technical Services Division Inc. and Energy Systems Centre, Ontario Research Foundation for the Research Division, Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1988

This project entailed an investigation of residential exhaust fan equipment. First, a literature survey established national and international trends in equipment and practice. Included in this search was a compilation of the flow characteristics of the exhaust system - fans, ducting, and terminations - so that a designer could properly specify system exhaust flow rate.

Laboratory testing concentrated on the characteristics of the duct terminations or caps. With this data, and the accumulated characteristics of fans and ductwork, accurate fan flow predictions can be made. Field testing in four Canadian cities showed that contractors were not installing the exhaust equipment as specified by manufacturers. The field measurements were made in new houses of about twenty different builders. Most fans moved only about half their rated airflow. Sound measurements made during this testing only pointed out the difficulty of making comprehensible field acoustic tests.

A research report and draft builders' guide were produced. The essence of the advice to builders is to use certified equipment and install to manufacturers' specifications, if they want to match the rated air flow. Downsized ducting, or the use of flexible ducts, was the greatest impediment to proper exhaust flow rates.

76.
TITLE : Study of Flue, Furnace and Envelope Parameters Affecting Oil Furnace Start-Up Spillage
AUTHOR : G.K. Yuill and Associates Ltd.
IMPRINT: Ottawa : CMHC, 1988

This report summarizes a study of flue, furnace, and envelope parameters that can affect start-up spillage of an oil furnace. FLUESIM 3 was used to simulate the transient behaviour for various flue locations, diameters, lengths, insulation, and thermal masses under different house backpressures. The time and height extent of flue condensation was also studied.

A number of conclusions were reached among which were:

1. A decrease in flue size below normal greatly increases the time needed to overcome spillage.

2. An increase in the size of large clay-lined flues will actually increase spillage time.

3. An increase in reverse flow opening area of the barometric damper increases the amount of spilled gas proportionally.

4. Installing a draft-inducing fan reduces or even eliminates start-up spillage.

5. Interior flues exhibit less condensation than exterior flues, other things being equal.

6. Large thermal inertia of the flue liner increases condensation of the flue gas.

77.
TITLE : Woodstove / Electric Heating Systems in British Columbia : Field Testing
AUTHOR : Sheltair Scientific Ltd. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

This report presents the results of field investigations into a sample of innovative heating system configurations, installed in Litton and Vernon, British Columbia. All systems consisted of a wood stove located next to an electric furnace. The electric furnace was used to circulate heated air throughout the houses whenever the wood stove was operating.

Inspections documented variations between design and installation practices and their impact on safety. Tests focussed on measuring: air temperatures in and around the system; air flow and air

patterns through the system; and the potential for spillage and backdrafting.

The field testing team agreed that the system needed alterations to avoid possible safety hazards. Several changes to the existing system are included in the report. Moreover, the team recommended that future installations be closely monitored because of the large divergences between design specifications and actual installation practices.

HOMELESSNESS / SANS-ABRIS

78.
TITLE : Alternative Explanations of the Increase in Homelessness in Britain
AUTHOR : Paul Zarnke
IMPRINT: Thesis (M.Sc.) -- London School of Economics, 1987 (Scholarship Program)

The purpose of this paper is to examine "the cuts in housing supply theory" as well as alternative explanations for the increase in homelessness in Britain during the Thatcher years. The research indicates that the growth in homelessness can be attributed to a deliberate housing policy which resulted in massive cuts in capital spending on public sector housing; a reduction in subsidies for social housing; the sale of council houses; and a shift in ideological preference to a private market economy.

The author concludes that the Government will do nothing about the growth in homelessness, because if it acknowledges that there is a crisis, it will be forced to act, and any gains made in privatizing housing would be undone.

79.
TITLE : Canadian Agenda for Action on Housing and Homelessness Through the Year 2000
AUTHOR : Canadian Association of Housing and Renewal Officials in consultation with other Canadian non-governmental organizations.
IMPRINT: Ottawa : CMHC, 1988

This paper sets out the objectives of the Canadian Conference to observe the International Year of Shelter for the Homeless, and also sets out the themes developed in the plenary sessions and workshops. It summarizes the current situation of the homeless, examines the nature of homelessness, and introduces some principles for effective planning action to address the issue of homelessness. The study concludes with 9 recommendations for

specific action. These recommendations represent the consensus view of the major participants in the Canadian Conference to observe the International Year of Shelter for the Homeless.

80.
TITLE : A Comparative Assessment of Programs Dealing with the Homeless Population in the United States, Canada, and Britain
AUTHOR : Gerald Daly
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

This paper examines programs for homeless individuals and families in the United States, Canada, and Britain. Its primary objective is to describe and compare the strategies and the types of programs which have been developed in the three countries. It suggests that a variety of projects and services, including permanent housing, are required to address the complex and pervasive problems associated with homelessness.

81.
TITRE : Événements publics organisés à l'occasion de l'Année internationale du logement des sans-abris : rapport final
AUTEUR : Carrefour international
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Au cours du mois de novembre 1987, l'Association Carrefour International a organisé, au Québec: une exposition, un colloque d'une durée de trois jours, une semaine de cinéma, et six assemblées régionales afin de sensibiliser la population aux problèmes des sans-abri au Québec et dans les pays en voie de développement. Ce rapport présente une évaluation générale de toutes les activités organisées.

82.
TITLE : Homelessness and the Homeless : Responses and Innovations : A Canadian Contribution to IYSH 1987
AUTHOR : H. Peter Oberlander and Arthur L. Fallick
IMPRINT: Vancouver : Centre for Human Settlements, University of British Columbia, 1988

This study was produced by the Centre for Human Settlements, University of British Columbia, as part of the Canadian program for the International Year of Shelter for the Homeless. It outlines the objectives set by the U.N. for the International Year, examines the sources of homelessness in Canada, and outlines initiatives undertaken in Canada to observe the Year. The study includes selected Canadian solutions which address the issue of homelessness

and also sets out the criteria used for selecting the particular projects included in the study.

83.
TITLE : Homelessness in Canada : Final Report of the National Inquiry
AUTHOR : Canadian Council on Social Development for CMHC
IMPRINT: Ottawa : CMHC, 1987

This report summarizes the main findings of a year-long study of homelessness in Canada in conjunction with the International Year of Shelter for the Homeless. It includes reports of a snapshot survey of agencies which provide shelter and related services to those in need of temporary and emergency help, as well as reports from workshops all across the country.

84.
TITRE : 1987, l'Année internationale du logement des sans-abri (IYSH)
AUTEUR : Richard D. Wiggers
COLLECTION : Article de fond / Association canadienne pour les Nations-Unies; no. 25
ADRESSE BIBLIOGRAPHIQUE: Ottawa : Association canadienne pour les Nations-Unies, 1986

Voici le vingt-cinquième d'une série d'articles de fond publiés par l'Association canadienne pour les Nations-Unies. Cet article expose dans ses lignes générales la planification et la mise en oeuvre des activités marquant l'Année internationale du logement des sans-abri. Ce texte décrit également le rôle qu'a tenu le Canada au cours de la préparation et de l'organisation de cette Année au pays même, grâce aux initiatives qu'a prises la SCHL pour résoudre les problèmes reliés aux logements défectueux, et outremer, par l'intermédiaire de l'ACDI et de HABITAT.

Also available in English.

85.
TITLE : 1987, The International Year of Shelter for the Homeless (IYSH)
AUTHOR : Richard D. Wiggers
SERIES : Briefing Paper United Nations Association in Canada; no. 25
IMPRINT: Ottawa : United Nations Association in Canada, 1986

This is the twenty-fifth in a series of briefing papers published by the United Nations Association of Canada. The paper outlines the planning and implementation of the International Year of

Shelter for the Homeless (IYSH). It also describes the role that Canada has played in the preparation for and the organization of IYSH, both at home through initiatives taken by CMHC to deal with problems of inadequate shelter within Canada; and oversees through CIDA and HABITAT.

Also available in French.

86.
TITLE : Panel Discussions in 33 Local Communities on the Topic of Shelter for the Homeless
AUTHOR : The National Council of Women of Canada
IMPRINT: Ottawa : CMHC, 1987

This report reproduces the reports of 24 local councils who participated in panel discussions organized by The National Council of Women of Canada on the topic of Shelter for the Homeless. These local reports give descriptions of the current situation of the homeless across the country and describe facilities available to help the homeless in their locality. They show that the causes of homelessness are multiple. Some of the causes listed include: the breakdown of family, the problems of drugs and alcohol, the problem of disenchanted youth, the unemployment of the unskilled, and the lack of reasonable cost housing in many areas.

The report concludes that the solution to homelessness is not merely the building of low cost housing. The problem is much more serious, namely, it is the breakdown of society, particularly the family unit, that must be addressed.

87.
TITLE : Women & Environments
SERIES : Vol. 10, No. 1, Fall 1987
IMPRINT: Toronto : Women & Environments, the Centre for Urban and Community Studies, University of Toronto, 1987

This special edition issued for the International Year of Shelter for the Homeless (IYSH) 1987 deals with homelessness as it affects women. It contains articles not only about homelessness but about initiatives taken by women's groups to study housing problems and provide solutions. Reviews of new literature on the subject are included and there is a list of other relevant publications. CMHC provided funding for the production of this special issue.

HOMEOWNERSHIP / HABITATIONS — POSSESSION

88.
TITLE : Buttressing the Canadian Dream : A Strategy to Foster Access to Homeownership
AUTHOR : Clayton Research Associates for the Canadian Home Builders' Association and CMHC
IMPRINT: Scarborough, Ont. : Clayton Research Associates, 1987

This report examines two key affordability issues: firstly, the financial inability of some non-owner households to become homeowners; and secondly, the problems faced by existing homeowners because of external forces such as volatile interest rates; income loss, and the house rich-cash poor syndrome.

The report recommends several homeownership strategies for facilitating the purchase of a first home for those on the margin of affordability. It also proposes coping strategies for problems faced by existing homeowners.

89.
TITLE : Charrette on Affordable Homeownership
AUTHOR : Toronto Home Builders' Association
IMPRINT: Toronto : Toronto Home Builders' Association, 1988

The principal objective of the "Charrette" (a unique 30 hour brainstorming session) was to demonstrate how affordable new homes could be created in both outlying subdivisions and in established neighbourhoods of Metro Toronto. To address these objectives, participants in the "Charrette" were organized into four working groups with the following tasks:

1. To determine if a $99,000 home could be produced within a major Metro area subdivision;

2. To create housing that would be priced at $120,000 or less through development or renovation of existing urban properties;

3. To address the needs of retirees and seniors who are looking for smaller homes; and

4. To examine the roles played by the Province, municipalities, the housing industry, and the public with regard to the creation of affordable housing.

As a result of the "Charrette", the Toronto Home Builders' Association hopes to launch a series of demonstration projects to produce new affordable housing.

90.
TITLE : The User Cost and Cash Flow Cost of Homeownership
AUTHOR : Marion Steele for CMHC
IMPRINT: Ottawa : CMHC, 1987 (External Research Program)

This report examines two alternative concepts of the cost of homeownership: user cost and cash flow cost. Both user cost and cash flow cost are estimated for a standard old house as well as a standard new one, for selected cities, and for Canada. Estimated user cost is, as expected, consistently lower than cash flow cost. The study also shows that costs for old houses are not only different in level from those for new houses, but have a remarkably different pattern over time.

HOUSE CONSTRUCTION / HABITATIONS -- CONSTRUCTION

91.
TITLE : Air Permeance of Building Materials
AUTHOR : AIR-INS Inc. for CMHC
IMPRINT: Ottawa : CMHC, 1988

The purpose of this project was to propose and validate a test method to determine the air permeance of building materials. Validation of test results was conducted on orifice plates and on building materials. Using the proposed test method, a total of 126 specimens from 36 building materials were tested at static pressure differentials varying from 25 to 100 Pa.

The study concluded that:

- The proposed test method was in close agreement with the test method developed by IRC.
- The test method was capable of measuring air flow rates of 0.005 L/S-m^2 to 30 L/S-m^2 with reasonable accuracies.
- At pressure differentials of 25 to 100 Pa, the air flow regime through building materials was mainly laminar.

92.
TITLE : Air Permeance of Building Materials : Summary Report
AUTHOR : AIR-INS Inc. for CMHC
IMPRINT: Ottawa : CMHC, 1988

This report provides a brief description of the test method used to determine the air permeance of building materials and summarizes the key results of those tests.

93.
TITLE : A Builder's Catalogue of Publications and Videos : Information to Help Home Builders Solve Their Technical Problems and Improve Their Technical Skills and Knowledge
AUTHOR : Scanada Consultants Limited for CMHC
IMPRINT: Ottawa : CMHC, 1988

The catalogue provides commentary on the content and quality of publications and videos that provide correct answers to current technical questions facing builders. Only publications suitable for an audience consisting primarily of builders of new housing are included. The publications are grouped according to the type of work with which they are mainly concerned: concrete and masonry; drywall; energy conservation and insulation; flooring; foundations; framing and carpentry; indoor air quality and ventilation; landscaping; moisture; air vapour barriers; roofing; space and water heating; windows and doors.

94.
TITLE : Concrete Foundations
AUTHOR : Canada Mortgage and Housing Corporation in consultation with the Canadian Home Builders' Association
SERIES : Builders' Series
IMPRINT: Ottawa : CMHC, c1986, Second Edition 1988

This guide identifies causes and provides solutions to problems in foundation walls, basement slabs and garage slabs. The recommended solutions are for poured concrete construction, but the principles can also be applied in general to concrete block construction.

Aussi disponible en français.

95.
TITLE : Drywall Application
AUTHOR : Canada Mortgage and Housing Corporation in consultation with the Canadian Home Builders' Association
SERIES : Builders' Series
IMPRINT: Ottawa : CMHC, c1986, Second Edition, 1988

This guide attempts to identify the most common problems in drywall application, the probable causes for them, and recommends appropriate solutions. It deals with problems relating to wet lumber, thick insulation, faster scheduling, and increased winter construction.

Aussi disponible en français.

96.
TITRE : Les Fondations de béton
AUTEUR : Société canadienne d'hypothèques et de logement de concert avec l'Association provinciale des constructeurs d'habitations du Québec
COLLECTION : Collection "constructeurs"
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1986, deuxième édition, 1988

Ce guide cerne les causes des problèmes reliés aux murs de fondation, aux dalles de sous-sol et aux dalles de garage, et propose des solutions. Les solutions avancées visent le béton coulé, mais ces principes valent également pour les blocs de béton.

Also available in English.

97.
TITRE : Fondations en bois traité
AUTEUR : Société canadienne d'hypothèques et de logement de concert avec l'Association provinciale des constructeurs d'habitations du Québec
COLLECTION : Collection "Constructeurs"
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Cette publication traite de certains problèmes qui guettent le constructeur connaissant peu ou pas les fondations en bois traité, en cerne les causes possibles, et recommande des solutions. Il s'agit des problèmes tels la déformation sous l'effet de la pression du sol; la détérioration due à l'humidité; le tassement différentiel; et les questions de santé et de sécurité.

Also available in English.

98.
TITLE : Long Term Loading of Residential Floor Trusses
AUTHOR : Morrison Hershfield Limited for CMHC
IMPRINT: Ottawa : CMHC, 1988

This project is an extension of the report entitled "Development of Methodology for the Analysis of Residential Floor Trusses", produced in 1986. Six of the original truss designs were chosen for long-term loading tests. It was decided to use a constant loading level throughout the period of the test equal to the dead load plus ½ of the live load. The long-term loads were sustained for twenty-six months and were then removed and the trusses were tested to failure.

The report came to the following conclusions:

1. Residential floor trusses sustained deflections approximately 1.5 times greater than initial deflections at design load. Deflections increased incrementally with changes in interior temperatures and relative humidity.

2. Permanent set, one week after the loads were removed was approximately equal to the initial deflection at design load.

3. Trusses were approximately 28 percent stiffer than the comparable trusses originally tested.

4. The long term loading had little effect on failure loads or modes of failure.

99.
TITLE : A New Method of Making Waferboard by Auto-Bonding
AUTHOR : K.C. Shen Technology International Ltd. for the Department of Supply and Services, Government of Canada and CMHC
IMPRINT: Ottawa : CMHC, 1987

The primary objective of this experimental project is to demonstrate that poplar waferboard can be made by the auto-bonding process without the use of synthetic resin and wax. Auto-bonding is achieved by subjecting green wafers to high pressure steam (210 to 250°C) for a short period of time (30 seconds to 12 minutes) to induce a thermal chemical transformation. Subsequently, they are air dried and pressed at 300 psi to form the boards.

The report describes the processing parameters which will produce auto-bonded waferboard with adequate physical properties at minimum cost. The report concludes that the new process has both economic and technical merits for commercial applications and makes recommendations for further research and development work.

100.
TITLE : Performance of 24 Polyurethane Foam Panel Houses in the Keewatin Region of the Northwest Territories
AUTHOR : Project Implementation Division, Policy Development and Research Sector, CMHC
IMPRINT: Ottawa : CMHC, 1985

This report presents the findings of studies into the performance of an innovative housing system used to construct houses in the Keewatin region of the Northwest Territories of Canada in 1983.

The construction of the houses, which featured a metal-clad polyurethane foam panel system was monitored as well as the structural performance, energy performance, air quality, and occupant satisfaction with the buildings.

The monitoring of the construction process revealed relatively few problems, mostly of a minor nature. Other subsystems were more problematic. For instance, wet site conditions made it difficult to build the "Greenland" foundation systems according to specifications. Bubbling delamination of the metal skins away from the foam cores of the cold stream panels was found to have occurred extensively on most of the buildings studied. The most significant air quality problem was linked to the airtight building envelopes which caused negative pressures and lead to backdrafting.

101.
TITRE : La Pose des plaques de plâtre
AUTEUR : La Société canadienne d'hypothèques et de logement de concert avec l'Association provinciale des constructeurs d'habitations du Québec
COLLECTION: Collection "constructeurs"
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1986, deuxième édition, 1988

Ce guide vise à cerner les problèmes courants en pose de plaques de plâtre, à en déterminer les causes, et à proposer des solutions. Il traite des problèmes reliés à la pose des plaques de plâtre à cause de l'utilisation de bois vert et d'isolant épais, d'échéanciers serrés, et de l'accroissement de la construction en hiver.

Also available in English.

102.
TITLE : Preserved Wood Foundations
AUTHOR : Canada Mortgage and Housing Corporation in consultation with the Canadian Home Builders' Association
SERIES : Builder's Series
IMPRINT: Ottawa : CMHC, 1987

This booklet presents some of the potential problems that may be faced by builders unfamiliar with preserved wood foundations, identifies the underlying causes, and recommends solutions. Some of the problems dealt with are: deflection from soil pressure; leakage and moisture damage; differential settlement; and health and safety issues.

Aussi disponible en français.

103.
TITRE : Problèmes de bardages
AUTEUR : Société canadienne d'hypothèques et de logement de concert avec l'Association canadienne des constructeurs d'habitations
COLLECTION : Collection "Constructeurs"
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Un problème de bardage existe chaque fois qu'une des situations suivantes se présente:

- Le mur laisse passer l'eau.
- Les éléments du bardage se détériorent.
- Les éléments du bardage bougent ou se déplacent de façon inacceptable.
- Les éléments du bardage se déforment.
- Le bardage a piètre apparence.

Cette brochure indique au constructeur les symptômes de chacun des problèmes de bardages courants, ainsi que ses causes et solutions.

Also available in English.

104.
TITRE: : Problèmes de la construction à ossature de bois
AUTEUR : Société canadienne d'hypothèques et de logement de concert avec l'Association provinciale des constructeurs d'habitations du Québec
COLLECTION : Collection "Constructeurs"
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce guide traite des problèmes de construction des maisons à ossature de bois et explique aux constructeurs les causes de ces problèmes et les mesures à prendre pour les prévenir.

Un problème existe chaque fois qu'une des situations suivantes se présente:

- L'occupant est en danger.
- Les matériaux de construction se sont détériorés.
- Nombre d'éléments de construction manquent de stabilité.

- Les éléments mobiles ne fonctionnent pas comme prévu.
- L'apparence du bâtiment laisse à désirer.

Also available in English.

105.
TITLE : Radon Control in New Houses
AUTHOR : Canada Mortgage and Housing Corporation in consultation with the Canadian Home Builders' Association
SERIES : Builders' Series
IMPRINT: Ottawa : CMHC, 1988

Building techniques, design considerations, and construction practices which have been developed and tested to help builders avoid the problem of high radon concentrations are described in this booklet. The booklet concentrates on two problem areas: radon entering the house, and lack of adequate air exchange within the house which causes radon to build up high concentrations.

106.
TITRE : Réduction de la concentration de radon dans les maisons neuves
AUTEUR : Société canadienne d'hypothèques et de logement de concert avec l'Association provinciale des constructeurs d'habitations du Québec
COLLECTION: : Collection "constructeurs"
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce guide aborde deux problèmes spécifiques: l'infiltration du radon dans les maisons et l'accumulation élevée de radon attribuable à un renouvellement d'air insuffisant à l'intérieur de la maison. Quelques-unes des techniques et des pratiques de construction ainsi que des méthodes de conception sont présentées dans le guide pour aider les constructeurs à éviter la concentration élevée du radon dans les habitations qu'ils érigent.

107.
TITLE : Siding Problems
AUTHOR : Canada Mortgage and Housing Corporation in conjunction with the Canadian Home Builders' Association
SERIES : Builders' Series
IMPRINT: Ottawa : CMHC, 1988

Siding problems occur when one or more of the following situations exist:

- The wall is leaking.
- The siding materials are deteriorating.
- The siding materials are moving or shifting to an unacceptable extent.
- The shape of the material is changing.
- The siding has an unsightly appearance.

This booklet provides the builder with a diagnosis of each common siding problem. Causes and solutions follow in each case.

108.
TITLE : Slab-On-Grade Construction : Final Draft
AUTHOR : Morrison Hershfield Limited for Project Implementation Division
IMPRINT: Ottawa : CMHC, 1988

This guide deals with some common construction problems of slabs-on-grade and provides practical solutions to these problems. The problems discussed include cracking and curling of slabs; moisture migration caused by excessive humidity; and cold floors. Subgrade preparation and insulation options are also examined in some detail in the Appendices.

109.
TITLE : Testing of Air Barrier Systems for Wood Frame Walls
AUTHOR . W.C. Brown and G.F. Poirier, National Research Council of Canada for CMHC
IMPRINT: Ottawa : CMHC, 1988

The objective of this project was to measure the air leakage and structural performance of air barrier systems intended for use in wood frame walls. Measurements were performed using a test apparatus and procedure which were developed at the Institute for Research in Construction, National Research Council of Canada. Ten

specimens were tested - nine constructed with wood studs and one constructed with steel studs. Detailed results for each test specimen are summarized in the Appendix.

110.
TITLE : Wood-Frame Construction Problems
AUTHOR : Canada Mortgage and Housing Corporation in consultation with the Canadian Home Builders' Association
SERIES : Builders' Series
IMPRINT: Ottawa : CMHC, 1988

This guide is about problems in the construction of wood frame houses. It is written to help builders understand what causes these situations and how to avoid them.

A problem arises when one or more of these situation exists:

- The occupant is at risk.
- The building's materials have deteriorated.
- There is unacceptable movement of the building's components.
- The building's components cannot function as they were intended to.
- The building is unsightly.

Aussi disponible en français.

HOUSING / LOGEMENT

111.
TITLE : Canadian Residential Construction Industry : Perspective and Prospective : Executive Summary (Draft) December 1987
AUTHOR : Canada Mortgage and Housing Corporation, Research Division
IMPRINT: Ottawa : CMHC, 1987

This study examines the housing industry and its four components (single-family homebuilders, residential land developers, apartment developers and residential renovators) in terms of the industry's characteristics and production processes. It highlights the history of the housing industry in the 40 years following the Second World War and how the industry is expected to change in the period from the mid 1980s to the end of the 1990s.

Aussi disponible en français.

112.
TITLE : Housing Serials : A Review
AUTHOR : Informes Associates for CMHC
IMPRINT: Ottawa : CMHC, 1986

The report is a descriptive evaluation of 303 serial titles in English and French for which housing issues in Canada are a major focus. Stated criteria were applied to these serials with the intent of aiding Canada Mortgage and Housing Corporation to identify deficient subject areas in the existing literature.

Researchers examined the serials providing the data for the annotated title essays. An analysis of general characteristics and trends for housing serials is provided. A recent table of contents for each title is included in a separate volume for current awareness.

Ce compte rendu est une évaluation descriptive de 303 titres anglais et français, dont le centre d'intérêt porte sur les questions du logement au Canada. Des critères spécifiques ont été appliqués dans l'analyse de ces périodiques afin de permettre à la Société canadienne d'hypothèques et de logement d'identifier les domaines insuffisamment traités dans la littérature courante.

Les chercheurs ont examiné les périodiques en vue de recueillir les données nécessaires à la rédaction des essais descriptifs sur chaque titre. Une analyse des principales caractéristiques et tendances est également incluse. À titre d'information, un volume séparé regroupe une table des matières représentative de chaque périodique.

113.
TITRE : L'Industrie de la construction résidentielle au Canada : perspectives et prospectives : résumé (brouillon) décembre 1987
AUTEUR : Société canadienne d'hypothèques et de logement, Division de la recherche
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

L'étude examine les quatre composantes du secteur du logement (constructeurs de maisons individuelles, promoteurs résidentiels, constructeurs d'appartements et entrepreneurs en rénovation) du point de vue des caractéristiques et des méthodes de production de l'industrie. Elle fait l'histoire du logement au cours des 40 années qui ont suivi la Seconde Guerre mondiale et trace un tableau de ce que devrait être l'évolution de ce secteur d'ici la fin des années 1990.

Also available in English.

114.
TITLE : A Report on Owner-Built Housing in Flatrock, Newfoundland
AUTHOR : Barry Cecil Butt
IMPRINT: Master of Urban and Regional Planning. Kingston, Ontario : School of Urban and Regional Planning, Queen's University, 1988 (Scholarship Program)

This study examined the ways in which households of Flatrock, Newfoundland have contributed unpaid labour or Sweat Equity to their own dwellings. It was hypothesized that there would be a strong, direct relationship between lower income households and high levels of Sweat Equity contributions. It was found that this relationship did exist but it was much weaker than originally thought. Rather, kinship and personal ties were the primary enabling factors in Sweat Equity contributions.

The relationship of inherited building lots to Sweat Equity was also examined in detail. Although an inherited lot provided a financial advantage in overall costs, it was not a factor related to high levels of Sweat Equity.

HOUSING CHOICE / CHOIX DES HABITATIONS

115.
TITLE : An Operational Residential Search Intensity Model
AUTHOR : Loy-Sai Cheah
IMPRINT: Thesis (Master of Applied Science) -- University of Toronto, 1988 (Scholarship Program)

Residential mobility is represented by the movement of households within urban areas. Within this process of residential mobility is the process of residential search, whereby the "search intensity" level of households is determined. Previous models of residential search mostly assumed a discrete 3-stage process involving a sequential decision structure. However, this type of decision structure carries potential problems or limitations with it. Instead, Sarjeant (1986) has proposed a new residential search model that represents household residential search behaviour on a continuous basis, as opposed to a discrete one. The objective of this thesis is to develop the formulation of this model, called the cusp catastrophe model (CCM) of search intensity, in terms of the functional form of the model, the estimation procedure and technique, and the data requirements for the calibration of the model.

HOUSING CONVERSION / CONVERSION D'HABITATIONS

116.
TITLE : New Made-To-Convert Housing
IMPRINT: Ottawa : CMHC, 1988

The objective of the study was to explore the potential for designing and building new residential units with the built-in capability to accommodate a self-contained rental unit at any stage of its occupancy.

In the course of the study, eighteen "made-to-convert" housing examples were designed with twenty-two different accessory units. The designs are all based upon modifications of the design of conventional and modestly sized housing units already on the market. The design examples were developed to cover a variety of ground-related houses and multi-storey apartment buildings.

The economic viability of seven representative schemes was assessed using the Metro Toronto market as a background. Using current house prices, interest rates, operating costs and rent levels, the recoverability of the conversion costs and the affordability of these units were examined.

The study clearly demonstrates that new "made-to-convert" housing can be both physically feasible and economically attractive.

Aussi disponible en français.

117.
TITRE : Nouveaux logements densifiables
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

L'objectif de cette étude était d'explorer les possibilités de concevoir et de construire de nouveaux logements capables d'inclure un logement locatif autonome, alors qu'il est toujours occupé, et de montrer que cela peur être réalisé avec un minimum de dérangement, à un prix abordable.

Au cours de cette étude, dix-huit logements "densifiables" ont été retenus et on y a préparé les plans de vingt-deux différents logements accessoires.

Tous les plans sont basés sur des modifications apportées aux plans de logements traditionnels et de dimensions modestes qui sont déjà sur le marché. Les plans ont été conçus pour des maisons avec entrée privée et pour des immeubles d'appartements.

La viabilité financière de sept plans représentatifs a été évaluée, en utilisant le marché du Toronto métropolitain comme hypothèse de travail. En se basant sur les prix courants des maisons, les taux d'intérêt, les frais de location et les loyers, les auteurs de l'étude ont pu examiner les possibilités de recouvrer les frais de conversion de même que l'abordabilité de ces logements.

L'étude démontre de façon claire que le logement densifiable est physiquement réalisable et intéressant d'un point de vue économique.

Also available in English.

118.
TITLE : Residential Intensification in Scarborough : The Potential for Conversion and Neighbourhood Impact
AUTHOR : Joseph Verdirame
IMPRINT: Research Paper (M.Sc.) -- University of Toronto, 1988 (Scholarship Program)

Selected residential areas of Scarborough were surveyed in order to assess the potential impact of the conversion of single family dwellings on the physical and social character of low-density residential neighbourhoods.

The study came to the following conclusions:

1. The visual impact of conversion, either through property maintenance problems or the construction of additions was found to be minimal.

2. The socio-economic profile of accessory apartment tenants did not appear to diverge greatly from that of the general Scarborough population.

3. The presence of conversions did not adversely affect the property values of adjacent dwellings.

4. Additional parking demands could be met by permitting tandem parking.

The author recommends that the City of Scarborough acknowledge and regulate residential conversions so that tenants may have legal recourse to the protection of the Landlord and Tenant Act.

119.
TITLE : Second Unit Apartments in Single-Family Neighbourhoods : An Argument for a Comprehensive Government Policy
AUTHOR : Judy Anne Chess
IMPRINT: Thesis (Master of City Planning) -- University of California, Berkeley, 1987 (Scholarship Program)

This thesis examines the economical, financial, and cultural impact of permitting second-unit housing in typical, post-war suburban neighbourhoods. Examples from California, the San Francisco Bay Area in particular, show how cultural attitudes, as expressed through zoning regulations, restrict the potential of second unit apartment housing to significantly affect the rental housing supply.

The author proposes the following strategies for dealing with the obstacles facing second unit production:

1. Second unit financing programs should be created.

2. Building codes need to be modified.

3. Land use regulations should be changed.

4. Legislative guidance at the local, state, and federal levels of government should be provided.

HOUSING FORECASTING & DEMAND / PRÉVISION ET DEMANDE DE LOGEMENTS

120.
TITLE : Detailed Housing and Household Population Profile
AUTHOR : Research Division, Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1987, 11 volumes

Twelve provincial/territorial profiles were developed by the Research Division of CMHC to provide background housing information, at the municipal or census subdivision level (CSD). Each provincial/territorial profile is divided into seven sections:

1. A Provincial/Territorial Overview;

2. Population and Household Information by CSD;

3. Dwelling Stock Information by CSD;

4. The Proximity of CSDs to CMAs and CAs;

5. Apartment Vacancy Survey Data for Selected Urban Rental Markets;

6. Other Provincial, Regional or Local Information Sources; and

7. A Reference Section: 1981 Census Divisions Map and the Definition of Terms Used.

The majority of data presented in each section is in tabular form and is presented at the CSD level. Prefacing each section is a brief explanation of the accompanying table. To ensure easy interpretation of the data, definitions of all terms used are provided in the final section. The sources for the respective data are appended at the end of each table.

121.
TITRE : Une Étude de deux modèles de demande d'habitation pour le Canada
AUTEUR : François O. Gagnon
ADRESSE
BIBLIOGRAPHIQUE: Mémoire (M.Sc.) -- Université de Montréal, 1987 (Programme de bourses d'études)

Ce projet a pour principal objectif d'évaluer la demande de services d'habitation au Canada pour ensuite évaluer les niveaux de l'élasticité revenu et de l'élasticité prix.

Pour modéliser le choix du mode d'occupation fait par le consommateur et estimer les équations de demande de services d'habitation, un modèle tobit généralisé a été utilisé dont l'estimation se fait par une procédure en deux étapes.

Les résultats obtenus se comparent très bien avec les résultats présentés par de différents auteurs. Pour les propriétaires, le niveau de l'élasticité revenu et de l'élasticité prix est estimé respectivement à 0,469 et à -0,775. Quant aux locataires, le niveau de l'élasticité revenu est estimé à 0,431 et le niveau de l'élasticité prix à -1,355.

122.
TITLE : Evolutionary Models of Migratory Systems : A Behavioural Approach with Application on Intraurban Mobility in Toronto CMA, 1966-1976
AUTHOR : Pavlos Sava Kanaroglu
IMPRINT: Thesis (Ph.D.) -- McMaster University, 1987 (Scholarship Program)

The general migratory framework proposed in this thesis is made up of two basic, interlinked components; the first is the master equation which models the macroevaluation of the system, the second is the nested logit model which deals with the microbehaviour of individuals in the system. The connection between the master equation and the nested logit model is provided by the migration rates or equivalently by the set of probabilities of individuals moving between any two zones of the system.

A particular equation, the linear, derived from the master equation is used with an observed population distribution and a set of migration rates to arrive at a unique population distribution.

As a demonstration, these ideas are applied in the case of intraurban migration in the Toronto Census Metropolitan Area (CMA) for the time period 1968-76. The results show that distance, the percentage of houses built before 1946, the number of new houses built during the study period, and the density of the population are statistically significant predictor variables.

123.
TITRE : Inventaire permanent du parc résidentiel canadien par provinces : II flux et stocks de logements 1881-1981 : prévisions 1986-2001
AUTEUR : Ricardo Vergès-Escuin pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

L'objectif du projet était de construire l'inventaire permanent du parc canadien de logements conventionnels (simples et multiples) et non conventionnels (mobiles). Les données au 31 décembre ont été obtenues par interpolation chronologique entre les repères des recensements et des projections, tandis qu'en ce qui se réfère au parc total de logements simples et multiples, l'interpolation a été faite en base à l'analyse des flux et stocks de Statistique Canada. Les résultats sont présentés par province et par type de logement et rassemblés dans l'Annexe du rapport.

Les flux d'entrée de l'inventaire pour 1986-2000 constituent la prévision de la demande par type et province. Les résultats montrent une diminution progressive des besoins qui, dans l'ensemble, passeront de 240 000 nouvelles unités en 1986 à 165 000 en l'an 2000. Le rythme de cette diminution reflète celui des provinces excepté l'Alberta toujours en croissance et la Colombie Britannique qui demeure stable, en matière d'évolution démographique notamment du nombre de ménages. Quant aux besoins de remplacement ils demeurent stables jusqu'en 2000.

124.
TITLE : Medium and Long Term Projections of Housing Requirements in Canada
AUTHOR : Clayton Research Associates for Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1987

This monograph provides an economic scenario and projections of population, household growth, and requirements for new housing in Canada over the period to the year 2001. In addition, information on housing supply in terms of past and projected future expenditures on new construction and residential renovations are provided as well as information on selected attributes of Canada's existing housing stock.

Technical details as well as a description of the methodology used in formulating the projections are included as appendices.

Aussi disponible en français.

125.
TITRE : Profil du logement et des ménages : Québec
AUTEUR : Division de la recherche, Société canadienne d'hypothèques et de logement
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Ce profil contient certains des renseignements nécessaires pour déterminer si l'on est en présence d'une région de marché ou hors marché. Il constitue l'un des douze profils provinciaux et territoriaux dressés par la Division de la recherche de la Société canadienne d'hypothèques et de logement. Son objet est de fournir des données de base sur le logement à l'échelle municipale ou de la subdivision de recensement (SDR).

Chaque profil provincial/territorial comprend sept sections:

1. Aperçu provincial/territorial;

2. Informations sur la population et les ménages par SDR;

3. Informations sur le parc de logements par SDR;

4. La proximité des SDR d'une RMR ou d'une AR;

5. Données des relevés d'appartements vacants pour certains marchés locatifs urbains;

6. Autres sources d'informations provinciales, régionales ou locales; et

7. Une section de référence: carte des divisions de recensement de 1981 et définition des termes utilisés.

Les données que renferme chaque section sont présentées sous forme de tableau, à l'échelle de la SDR. Une explication précède chaque tableau et la source des données est indiquée à la fin de chacun d'eux. Les termes et expressions qui s'y trouvent sont définis dans la dernière section.

126.
TITRE : Projections à moyen et long terme des besoins en logements au Canada
AUTEUR : Clayton Research Associates pour la SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Cette étude comprend un scénario économique et des projections de la population, de la croissance des ménages et des besoins en nouveaux logements au Canada jusqu'en 2000. À cela s'ajoutent des données sur l'offre de logements, exprimées sous forme de dépenses antérieures et projetées en matière de construction résidentielle et de rénovation du parc de logements existants, et des renseignements sur certaines caractéristiques du parc de logements actuel du Canada.

Les détails techniques et une explication des méthodes de projection de la population, de la croissance des ménages et des besoins en nouveaux logements, et des dépenses de rénovation sont joints en annexe.

Also available in English.

127.
TITLE : Report on the Results of a Study of the Problems of Using the 1981 Census Shelter Cost-To-Income Ratio as an Affordability Indicator
AUTHOR : P. Gauthier and M. Wright for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

The results presented in this report are the product of a two stage study conducted by the Household Unit of the Housing, Family and Social Statistics Division of Statistics Canada for CMHC.

Part I examines the effects of the imputation process on shelter cost-to-income ratios to determine whether this process was responsible for the 280,000 households whose reported 1980 income was less than or equal to their reported annual shelter costs. The report concludes that the imputation process could be responsible for only a very small fraction of households having high shelter cost-to-income ratios, and that it may even have reduced the total number of households having ratios of 100% or greater.

In Part II, 20 different demographic and economic variables are examined to see if the 280,000 households could be identified and defined as a particular segment of the total universe of households. The results indicate that certain characteristics, including household income quintile, number of persons in the labour force, and number of persons who earned $6,000 or over from employment or UIC, did indeed facilitate the identification of households with such high ratios.

HOUSING POLICY / POLITIQUE DU LOGEMENT

128.
TITLE : Canadian Housing Affordability Problems in the 1970's : An Analysis of Federal and Provincial Government Roles and Relationships in Policy Change
AUTHOR : Patricia Ann Streich
IMPRINT: Thesis (Ph.D.) -- Queen's University, 1985 (Scholarship Program)

This thesis examined the relationships between housing affordability policies and the institutional factors arising from the roles, responsibilities, and relationships of the federal and provincial levels of government. The effect of policy changes during the 70's was to shift away from lower-income to more moderate and middle income clienteles as new programs were implemented. The study found some evidence of redistribution of fiscal responsibilities as provincial governments assumed larger

fiscal shares under cost-shared programs. The findings also suggested that a considerable degree of federal-provincial interaction continued to affect housing affordability policies, the sharing of fiscal responsibilities, and the actual delivery of housing.

129.
TITRE : Notes de discours : politique canadienne de logement, 1944-1967
AUTEUR : George D. Anderson
COLLECTION : Conférences sur la politique du logement au Canada : deuxième exposé
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce discours présenté par M. George Anderson, président de la Société canadienne d'hypothèques et de logement, examine la politique canadienne dans le domaine du logement de 1944 à 1967.

130.
TITRE : Des Programmes en quête d'un organisme : l'origine de la politique canadienne du logement 1917-1946
AUTEUR : George D. Anderson
COLLECTION : Conférences sur la politique du logement au Canada : premier exposé
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Ce discours au sujet de l'origine de la politique canadienne du logement 1917-1946 était présenté par M. George Anderson, président de la Société canadienne d'hypothèques et de logement, au Centre pour l'étude des établissements humains, Université de Colombie-Britannique, le 5 novembre 1987.

131.
TITLE : Programs in Search of a Corporation : The Origins of Canadian Housing Policy 1917-1946
AUTHOR : George D. Anderson
SERIES : Housing Policy in Canada Lecture Series : Number 1
IMPRINT: Ottawa : CMHC, 1987

This lecture, delivered by Mr. George Anderson, President of Canada Mortgage and Housing Corporation at the Centre for Human Settlement Studies, University of British Columbia on November 5, 1987 describes the early history of federal housing policy in Canada from 1917-1946.

132.
TITLE : Speech Notes : Canadian Housing Policy : 1944-1967
AUTHOR : George D. Anderson
SERIES : Housing Policy in Canada Lecture Series : Number 2
IMPRINT: Ottawa : CMHC, 1988

This lecture delivered by Mr. George Anderson, President of Canada Mortgage and Housing Corporation, describes federal housing policy in Canada from 1944-1967.

HOUSING SURVEYS / LOGEMENT -- ENQUÊTES

133.
TITLE : An Examination of the Census and HFE Need for Repair Questions for the 1991 Census
AUTHOR : Ekos Research Associates Inc. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

The purpose of this report was:

1. To systematically compare the validity and reliability of the occupant self-assessment need for repair question on the 1981 Census and 1982 Household Facilities and Equipment surveys; and

2. To recommend which version of the question should be used for the 1991 Census.

The report concludes that the significant differences between the estimates of the proportion of Canada's dwelling stock in need of major repair generated by the 1981 Census and 1982 HFE occupant self-assessment dwelling condition questions are not the result of differences in the actual question versions. Instead, they are more likely the result of differences in survey vehicle and method of administration. Finally, given that there was no compelling case to be made for the technical superiority of either version of the question, the 1981 Census version was selected for recommendation for inclusion in the 1991 Census. The recommendation was made based on the advantage of using semantically consistent questions to generate the data for dwelling stock condition comparisons, 1981 to 1991.

134.
TITLE : Improving Upon Survey Measures of Physical House Condition
AUTHOR : Ekos Research Associates Ltd. for Program Evaluation, CMHC
IMPRINT: Ottawa : CMHC, 1987

The study was undertaken to estimate how accurately property owners and tenants could rate the physical condition of their dwellings based on a comparison with ratings given by trained building inspectors, and to specify the adjustments required to correct a larger sample of owner and occupant perceptions about dwelling state of repair.

As part of the CMHC National Housing Study (NHS) conducted in 1986, follow-up inspections were undertaken with the owners' approval on a subsample of dwellings. Comparisons were to be made between property owner and tenant condition ratings and those of CMHC Inspectors, and adjustments specified, where necessary, to correct for any sources of systematic error in the owner/occupant data.

The study demonstrated that the validity of physical condition ratings of homeowners could be significantly improved upon by supplementing the homeowner ratings with information about dwelling and household characteristics. Regression analysis was used to improve the accuracy of the ratings from between 53 percent and 302 percent for owner-occupied buildings. It was not possible to replicate this analysis for rental dwellings.

135.
TITLE : Need for Repair : An Evaluation of Alternative Question Phrasing
AUTHOR : University of Manitoba Research Ltd., Social Sciences Division and DSI Tandem Coop Resources, Ltd.
IMPRINT: Ottawa : CMHC, 1988

The purpose of this research project was to evaluate the question phrasings used in the need for repair questions on the 1981 Census and 1982 Household Facilities and Equipment (HFE) surveys using a telephone-administered survey. The research concentrated on the examination of two issues: reliability and validity.

Based upon the finding that the differences observed in the 1981 Census and 1982 HFE surveys with respect to the need for repair are most likely not due to question phrasing, the report recommended that to maintain consistency, the 1981 Census need for repair question be used on the 1991 Census.

INNER CITY / NOYAU URBAIN

136.
TITLE : Housing Redevelopment in the Montreal Central Area: An Examination of the State of Knowledge, Land and Market Prerequisites, and Preliminary Programming
AUTHOR : Réjean Gagné
IMPRINT: Thesis (Master in Urban Planning) - McGill University, 1988 (Scholarship Program)

This research suggests that housing can be part of more comprehensive strategies to rejuvenate downtowns and refers to the Montreal situation as a study case. Potential land vacancy and land requirements for non-residential uses are surveyed and projected for the study site. Some 37% of the area is assessed as vacant; half of it could be necessary for non-residential development in the forthcoming 25 years.

The general framework of the housing industry, the nature of the housing stock and dwellers, market indicators, recent trends and experiments as well as the factors influencing both housing producers and consumers are examined in order to derive prospective patterns and profiles for the central areas. Great potential seems to exist for various housing packages, although the survey site suffers a deep problem of image.

With the existence of these two prerequisites reasonably confirmed, housing redevelopment for the Montreal central area can be programmed using basic parameters such as housing patterns, density, and redevelopment modes. The impacts of the selected scenarios on the municipal tax base can also be estimated. Theoretically, the population can increase threefold in 25 years, with positive effects on the municipality.

Cette étude soumet que l'habitation peut faire partie de stratégies plus complètes afin de redévelopper les centres-villes et, pour ce faire, utilise la situation de Montréal comme référence. La vacance potentielle est répertoriée et les surfaces requises pour les projets non-résidentiels sont projetées pour l'aire d'étude: 37% de celle-ci sont catalogués vacants, alors qu'environ la moitié de cette vacance pourrait être nécessaire, sur une base de vingt-cinq ans, pour le développement non-résidentiel.

Le cadre général de l'industrie, la nature du stock existant, les indicateurs du marché, les expériences et les tendances récentes dans l'habitation sont examinés tour à tour, de même que les facteurs influençant à la fois les producteurs et les consommateurs

de logement. Les potentiels semblent excellents pour certains produits; mais le centre-ville souffre gravement d'un problème d'image.

La présence des deux conditions requises pour le redéveloppement résidentiel au centre-ville de Montréal étant raisonnablement confirmée, des hypothèses peuvent dès lors être construites, à partir de paramètres de base tels la typologie, la densité, les modes d'implantation, de même que les impacts sur la fiscalité municipale, estimés. Selon les modèles choisis, la population de l'aire d'étude pourrait tripler en vingt-cinq ans, et, qui plus est, les effets sur la fiscalité s'avèrent positifs.

137.
TITLE : "What About the People?": Social Aspects of Regina's Infill Housing Program
AUTHOR : Brian Gibbon for the 1981 Annual Conference of the Canadian Institute of Planners; Regina, Saskatchewan; July 5-9, 1981
IMPRINT: Ottawa : CMHC, 1981 (External Research Program)

This paper examines the discrepancy between the promise and the reality of Regina's Infill Housing Program. Its focus is upon the social consequences of the program, and in particular on the issues of tenant displacement and relocation which were directly associated with it.

The results indicate that Regina's Infill Housing Program has created as many problems as it promised to correct, and has impacted negatively upon that social and economic group most desperately in need of affordable housing. As a consequence of being displaced from their previous residences, this group has experienced sharply increased housing costs and somewhat greater housing densities. The members of this group were also generally less satisfied with the location of their new residences.

MANUFACTURED HOUSING / HABITATIONS USINÉES

138.
TITRE : Manuel de construction d'une maison de 82m^2 (883 pi^2), de 3 chambres à coucher
AUTEUR : Add-On Buildings Ltd. pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Ce manuel du constructeur amateur vise à guider le propriétaire dans la construction de sa maison de trois

chambres à coucher, à partir des ensembles autocontenants de "Add-On Buildings Ltd." Les ensembles contiennent non seulement tous les éléments préfabriqués du plancher et du plafond, les panneaux du toit et les murs avec blocs-fenêtres et blocs-portes (intérieurs et extérieurs), mais aussi le reste des fournitures pour toute la maison. La qualité des éléments préfabriqués doit être conforme aux spécifications et aux normes indiquées sur les dessins d'exécution et les quantités figurent sur la liste des fournitures de cette maison.

139.
TITLE : R2000 North/House Displays: Final Summary Report
AUTHOR : Manufactured Housing Association of Alberta and Saskatchewan
IMPRINT: Ottawa : CMHC, 1988

This report briefly describes the exhibition of, and public reaction to, the R2000 North/House mobile home designed by the Manufactured Housing Association of Alberta and Saskatchewan. This mobile home which was exhibited at the Winter Cities Showcase in Edmonton in February 1988, and at the Caribou Winter Carnival in March 1988, is the first to be manufactured to R2000 standards in Western Canada. It is a manufactured housing unit designed specifically for northern applications. The Association sees a sizeable potential market for this type of home in the Canadian Arctic and Alaska.

MOISTURE PROBLEMS / HUMIDITÉ

140.
TITLE : Basement Condensation : Field Study of New Homes in Winnipeg
AUTHOR : Cam MacInnes, UNIES Ltd. for the Project Implementation Division, Policy, Research and Programs, Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1987

The purpose of this report was to determine the causes of excessive basement condensation in new homes in Winnipeg, to recommend appropriate remedial action, and to recommend construction practices which will avoid or reduce such problems.

The study found that framed basement walls should be opened up to expose the concrete to good drying conditions for a period of several months. Upon closing the wall, a properly sealed air/vapour barrier should be installed to prevent the circulation

of moist house air behind the insulation. For new construction, basement walls should ideally be insulated on the exterior. If insulating on the interior, the walls should be framed but not insulated for approximately one year after completion of construction.

141.
TITLE : CMHC/CHBA Task Force on Moisture Problems in Atlantic Canada : Final Report
IMPRINT: Ottawa : CMHC : Canadian Home Builders' Association, 1988

The Task Force undertook investigative site visits to observe moisture-troubled housing; collected data on the incidence and type of moisture problems in houses; surveyed the moisture content of lumber used in housing construction; and evaluated data collected in the three test buildings.

The following are general conclusions drawn by the Task Force:

1. Furring strips installed beneath vinyl siding, in the configuration tested, had no significant effect on the moisture content to which the framing lumber and sheathing materials dried during the monitoring period.

2. Furring strips beneath siding may be beneficial in preventing moisture accumulation in wood and wood-based siding and sheathing materials.

3. The use of exterior sheathing materials with a very low permeability to water vapour in combination with "wet" framing lumber or insulation materials having a high moisture content, puts walls to a high degree of risk of moisture problems.

4. The lack of availability of dry framing lumber is a significant contributor to the moisture load in wall systems.

5. Observations made during site visits showed that significant moisture-related damage results from poor siding and flashing installation, inadequate exterior air barriers, and poor maintenance practices.

Two studies are attached to the report : Final Report on the Drying of Walls - Atlantic Canada and Construction Principles to Inhibit Moisture Accumulation in Walls of New, Wood-Frame Housing in Atlantic Canada : Advisory Document.

Aussi disponible en français.

142.
TITLE : Computer Model of the Drying of the Exterior Portion of Wood-Frame Walls - Updated Version
AUTHOR : Scanada Consultants Limited for Morrison Hershfield Limited
IMPRINT: Ottawa : CMHC, 1986

A computer model, developed by Scanada Consultants Limited, was implemented for two climates, Halifax and Winnipeg, to investigate the drying performance of insulated wood-frame walls with and without strapping behind the wood-based siding.

Preliminary results show substantially slower and less uniform drying rates for unstrapped walls. The vapour resistance of sheathing materials was shown to be a key factor in the rate of drying, with extremely long drying rates possible with high vapour resistance sheathings. Finally, the effect of climate on the drying rate was not pronounced for the limited runs investigated. The Winnipeg walls dried later in spring than the Halifax walls but then more rapidly, resulting in approximately the same overall drying times.

The model awaits calibration with laboratory testing and validation against field results.

143.
TITLE : Control of Subsurface Moisture : Report on the Use of Sand-Bentonite Backfill
AUTHOR : Paul Kozicki, GE Ground Engineering Ltd. for the Project Implementation Division, Policy, Research and Programs, Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1987

The purpose of this project was to determine the effectiveness of sand-bentonite in reducing soil pressures and water penetration around basements. A new concrete foundation on bored piles was installed under a dwelling being renovated in Regina. A suspended wood floor was used in place of a conventional basement slab, and sand-bentonite backfill was used instead of native clays. The perimeter drain tile system was eliminated.

The results of the field study showed that the sand-bentonite performed significantly better than the typical clay backfill. Based on the findings, the consultant recommended the use of an "engineered foundation package" (bored pile supports, a suspended wood floor, and sand-bentonite backfill) which would cost approximately $3,000 more than conventional practices.

144.

TITLE : Development of Vapour Permeability Data for Waferboard

AUTHOR : D.M. Onysko and S.K. Jones, Forintek Canada Corp. for the Research Division, Policy Development and Research Sector, CMHC

IMPRINT: Ottawa : CMHC, 1988

The objective of this study is to provide information on variability in permeance within panels, between panels, and between manufacturers. Some information is also sought on the differences between manufacturers and the influence of thickness of material.

The database obtained in this preliminary study provides insight into the variability in vapour permeability of waferboard. It does not provide sufficient information to represent the industry norms for this property. However, it will permit design of industry-wide studies of permeability for a range of thicknesses currently used as wall sheathing to allow simulation studies to be carried out using CMHC's computer program WALLDRY.

145.

TITLE : Drying Characteristics in Outer Walls of Low Rise Residential Housing : Final Report

AUTHOR : Morrison Hershfield Limited and Scanada Consultants Limited for the Research Division, Policy Development and Research Sector, Canada Mortgage and Housing Corporation

IMPRINT: Ottawa : CMHC, 1987

The objective of this study is to provide a computer model of the portion of a wood frame wall that could be used as a tool for furthering the understanding of the physical processes involved in the wetting and drying of the wall and for the improvement of wall durability.

A series of computer outputs illustrate the response of the model to variations in climate and wall construction. The results show that solar radiation and wind are the two dominant forces for drying the wall. They also indicate that the use of furring (or strapping) under siding improves the drying ability of the wall as does the provision of an opening at the top of the wall in conjunction with furring.

146.

TITLE : Drying Characteristics in Timber Frame Walls of Low-Rise Residential Housing : Final Report

AUTHOR : Rowan Williams Davies and Irwin Inc. and Scanada Consultants Limited for the Research Division, Policy Development and Research Sector, CMHC

IMPRINT: Ottawa : CMHC, 1988

The main objective of the project was the development of an analytical model to represent the wetting/drying characteristics in outer portions of walls in low-rise timber frame residential housing. This two phase study provides the basis for developing practical design information regarding outer-wall moisture performance. The first phase, analysis and model development, was reported upon in December 1986. The second phase consisted of model improvement and verification.

The essential output from both phases of research is an analytical computer simulation program, called WALLDRY. It is based on currently available moisture movement theories and supported with key parameters, required in the governing equations, determined from bench top tests.

Despite the complexities associated with moisture movement issues, the computer model is able to closely follow the drying of sheathing and studs as measured in the full scale laboratory wall, over a 19 day test period. Similar computer runs on a hypothetical wall using one year of Halifax weather data indicated that the model is sufficiently sensitive to track important moisture changes in the wall and that the modelling complexity is warranted.

147.

TITRE : Groupe de travail mixte de la SCHL et de l'ACCH sur les problèmes d'humidité des habitations de la région de l'Atlantique du Canada : rapport définitif

ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL : Association canadienne des constructeurs d'habitations, 1988

Le groupe de travail a effectué des visites d'investigation des habitations aux prises avec des problèmes d'humidité, recueilli des données sur la fréquence et le genre de problèmes, fait enquête sur la teneur en eau du bois de charpente employé dans la construction et évalué les données recueillies dans les trois bâtiments d'essai.

Les conclusions générales du groupe de travail sont les suivantes:

1. La pose d'un bardage de vinyle sur des fourrures n'a pas eu d'effet significatif sur la teneur en humidité finale du bois de charpente et du revêtement intermédiaire pendant la période de contrôle.

2. Les fourrures peuvent contribuer à prévenir l'accumulation d'humidité dans le bardage et le revêtement mural intermédiaire en bois ou dérivé du bois.

3. L'emploi d'un revêtement mural intermédiaire à très faible perméabilité à la vapeur d'eau, en plus de bois de charpente "mouillé" ou de matériaux isolants à haute teneur en humidité, expose les murs à de sérieux problèmes d'humidité.

4. L'absence de bois de charpente sec contribue de façon significative à l'accumulation d'humidité dans les murs.

5. Les observations faites lors des visites d'investigation révèlent que d'importants dommages causés par l'humidité résultent d'une pose déficiente du bardage et des solins, de pare-air inadéquats et du manque d'entretien.

Deux autres études sont jointes au rapport principal : Final Report on the Drying of Walls - Atlantic Canada et Principes de construction visant à prévenir l'accumulation d'humidité dans les murs des nouvelles maisons à ossature de bois des régions de l'Atlantique du Canada : conseils et recommandations.

Also available in English.

148.
TITLE : Moisture Problems
AUTHOR : Canada Mortgage and Housing Corporation in consultation with the Canadian Home Builders' Association
SERIES : Builders' Series
IMPRINT: Ottawa : CMHC, 1987

The purpose of this guide is to help the builder understand what causes moisture problems in buildings, how to repair them, and how to avoid them. The guide is divided into two parts. The first discusses the three main approaches to solving moisture problems: Controlling Moisture Sources, the Air-Barrier System and the Rain-

Screen Principle. The second part is divided into six sections, each dealing with a particular area of the building: attics, wall cavities, basements and crawl space, exterior siding, interior surfaces, and windows. Each of the six sections identifies some common moisture problems, explains their probable causes and suggests possible solutions.

149.
TITRE : Les Problèmes d'humidité
AUTEUR : La Société canadienne d'hypothèques et de logement de concert avec l'Association provinciale des constructeurs d'habitations du Québec
COLLECTION : Collection "constructeurs"
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987, deuxième édition, 1988

Ce guide a pour objet d'aider les constructeurs à comprendre ce qui cause les problèmes d'humidité dans les bâtiments, comment y remédier, et comment les éviter. Le guide se divise en deux parties. La première porte sur les trois principales façons de résoudre les problèmes d'humidité: l'élimination de l'humidité à la source, le pare-air, et le principe de l'écran pare-pluie. La seconde renferme six sections portant chacune sur un élément distinct du bâtiment: le vide sous toit, les cavités murales, le sous-sol ou le vide sanitaire, le bardage extérieur, les surfaces intérieures, et les fenêtres. Chacune de ces six sections relève certains problèmes courants d'humidité, explique leurs causes probables, et propose des solutions.

Also available in English.

150.
TITLE : Wood Moisture Monitoring : Halifax, Nova Scotia : Final Report
AUTHOR : OBOE Engineering Ltd. for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

The study was designed to develop an understanding of the drying mechanisms affecting walls with both furred and non-furred siding. To assess the drying rates, the wall panels were intentionally designed with lumber having a moisture content in excess of 30%.

The south facing walls consistently exhibit lower moisture contents than north facing walls. In the absence of solar effects, the north walls dry by combined means of diffusion through the sheathings, drainage of condensing moisture on the interior surface of the sheathings, and air leakage. It is suspected that drying by

condensation of water vapour on the interior surface and subsequent drainage is a dominant mode of drying of the north facing test panels.

The high incidence of fungal and bacterial growth evidenced in this experiment provides evidence of the real potential for damage in wet wall assemblies. Builders are advised to appreciate the value of construction with lumber of a moisture content less than 19%, and using detailing to minimize moisture accumulation due to water vapour transfer (for exfiltration condensation) or rain/snow penetration.

151.
TITLE : Wood Siding Moisture Monitoring : St. John's, Newfoundland : Final Report
AUTHOR : OBOE Engineering Ltd. for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

The St. John's test hut was used to investigate the moisture content of the siding on both furred and non-furred walls.

The study found that the vented furred cavity was beneficial in assisting wood based sheathing and sidings to remain dry. Some drying, due to air movement or vapour diffusion through the wall system, appears to assist in the drying of the siding over the furred cavity. In the decoupled furred cavity, no such connection was present, and the furred walls were substantially wetter than in the case where the furred cavity communicated with the wall assembly.

The siding of the north facing wall remained consistently at a higher moisture content than the south facing siding. In both the coupled and decoupled configurations, the south facing siding remained below 19% moisture content, while on the north wall, the siding moisture content increased from the time of assembly throughout the winter. It was observed that solar drying has a considerable effect on the siding performance. As the data collection ended in March, the summer drying and, consequently, the long term performance could not be assessed.

MORTGAGES AND HOUSING FINANCE / HYPOTHÈQUES ET LOGEMENT — FINANCES

152.
TITLE : An Empirical Examination : Managing Mortgage Payment Risk with Options
AUTHOR : Ian Laurie Arron
IMPRINT: Thesis (M. Sc.) - University of British Columbia, 1987 (Scholarship Program)

Canadian real estate investors who use variable rate mortgage financing assume a great deal of risk with regard to the cash flows resulting from the mortgage. These investors may wish to reduce the risk of rising mortgage payments without giving up the opportunity to benefit from lower mortgage payments. The introduction in the U.S. of trading in T-bond futures options and Canadian dollar futures options, may allow investors to do this. The hypothesis of this thesis is that a real estate investor using variable rate mortgage financing can use T-bond futures options, possibly in conjunction with Canadian dollar futures options, to effectively hedge against the risk of rising mortgage payments.

Although T-bond and Canadian dollar futures are found to reduce a portion of a real estate investor's mortgage payment risk, they do not reduce it sufficiently to be a viable alternative to fixed rate mortgage financing.

153.
TITRE : Évaluation de l'assurance-prêt hypothécaire LNH
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : Division de l'évaluation de programme, Examen de l'exploitation, SCHL, 1987

L'évaluation de l'assurance-prêt hypothécaire publique avait pour but d'examiner le rôle du gouvernement sur ce marché à la lumière des conditions actuelles et prévues, et d'établir la mesure dans laquelle le programme a réalisé ses objectifs. De plus, on a étudié les répercussions du programme sur la qualité du logement et les causes et les sources des pertes du FAH.

Bien que l'assurance hypothécaire publique soit sans doute le meilleur instrument de politique pour permettre au gouvernement de réaliser l'objectif d'égalité d'accès, les résultats démontrent qu'il existe des conflits entre l'objectif d'égalité d'accès et les contraintes relatives à l'autofinancement et à la juste concurrence. Par conséquent, il serait nécessaire d'apporter des changements au

programme. Par exemple, on pourrait pratiquer des primes plus élevées pour les logements locatifs existants afin de subventionner les logements locatifs neufs, ou donner à la SCHL plus de souplesse pour régler les demandes, ou encore, prendre des mesures pour améliorer l'efficience de l'interfinancement.

Also available in English.

154.
TITLE : Evaluation of NHA Mortgage Loan Insurance
IMPRINT: Ottawa : Program Evaluation Division, Operations Review Directorate, CMHC, 1987

The evaluation of public mortgage insurance was conducted in order to examine the role of government in this market in light of current and prospective conditions, and to ascertain the extent to which the program has achieved its objectives. In addition, the program's impact upon the quality of housing and the causes and sources of MIF losses have been investigated.

The findings indicate that while public mortgage insurance may be the best policy prescription to enable the government to achieve the objective of equal access, conflicts exist between the objective of equal access and the constraints of self-sufficiency and that of providing fair competition. As a result, program changes would be necessary. For example, such changes could take the form of charging higher premiums to existing rentals to cross-subsidize new rentals, providing CMHC with more flexibility in settling claims or taking steps to improve the efficiency of cross-subsidization.

Aussi disponible en français.

155.
TITRE : Lignes de conduite régissant l'assurance-prêt hypothécaire LNH dans les collectivités à hauts risques: document de travail = National Housing Act Mortgage Loan Insurance Policy in Special Risk Communities : Discussion Paper

ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce document de travail formule une proposition conçue pour améliorer l'accès des emprunteurs à l'assurance-prêt hypothécaire dans les collectivités dont les caractéristiques économiques présentent la possibilité d'un nombre élevé de défauts ou de demandes de règlements auprès du FAH. Le partage tripartite des risques est une solution adéquate

compte tenu du fait que l'on ne peut plus continuer de subventionner implicitement les collectivités à hauts risques; mentionnons également que les gouvernements provinciaux et territoriaux de même que les compagnies qui dispensent la majorité des emplois ont, face au développement économique et communautaire, des intérêts et des obligations similaires.

156.
TITLE : National Housing Act Mortgage Loan Insurance Policy in Special Risk Communities : Discussion Paper = Lignes de conduite régissant l'assurance-prêt hypothécaire LNH dans les collectivités à hauts risques : document de travail
IMPRINT: Ottawa : CMHC, 1988

This paper has provided a proposal designed to increase borrower access to public mortgage loan insurance in communities where their economic characteristics suggest a potential of unacceptable defaults and mortgage claim losses to the MIF. Tripartite risk sharing is being proposed in response to the inappropriateness of continuing to implicitly subsidize special risk communities and because of the equal interest in and responsibility for economic and community developments by provincial/territorial governments and companies providing major employment.

MUNICIPAL GOVERNMENT AND FINANCE / ADMINISTRATION MUNICIPALE ET FINANCES

157.
TITRE : Impact de la réforme fiscale du financement des infrastructures dans la municipalité de Charlesbourg
AUTEUR : Andrée Houde
ADRESSE
BIBLIOGRAPHIQUE: Mémoire (M.A.) - Université Laval, 1988 (Programme de bourses d'études)

Ce mémoire présente l'impact de la réforme fiscale du financement des infrastructures sur l'industrie domiciliaire dans la municipalité de Charlesbourg. Il décrit les différents modes du financement des travaux permanents (tels les réseaux d'aqueduc et d'égout, les rues, l'éclairage public, etc.) utilisés dans ladite municipalité à différentes périodes. De plus, il examine les raisons qui ont motivé plusieurs municipalités à adopter la réforme fiscale.

NATIVE PEOPLES / AUTOCHTONES

158.
TITRE : Contrôle du Programme de démonstration LRA de la Société canadienne d'hypothèques et de logement - 1987: Volume 1: résultats du Programme
AUTEUR : Larsson Consulting Ltd. pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce rapport présente les résultats de l'évaluation de 16 projets financés aux termes du Programme de démonstration LRA, et de deux projets subventionnés par la SCHL et le Rural Home Assistance Program de l'Alberta (RHAP).

Le Programme de démonstration s'est avéré un réel succès; cependant le besoin de logements dans les régions éloignées du Canada reste considérable. Compte tenu de ce besoin et de la réussite connue au cours de ces deux années, le Programme, ou un programme semblable, devrait continuer d'être appliqué dans ces régions.

Plusieurs modifications au Programme sont recommandées.

Also available in English.

159.
TITRE : Évaluation des programmes de logement de la SCHL dans les réserves
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : Division de l'évaluation de programme, Examen de l'exploitation, SCHL, 1987, 2 volumes.

Volume 1: Rapport de l'évaluation de programme

Le but premier de cette étude est d'évaluer la mesure dans laquelle les programmes de logement dans les réserves de la Société canadienne d'hypothèques et de logement (SCHL) ont atteint leurs objectifs individuels et ont appuyé les initiatives de logement d'Affaires indiennes et du Nord Canada (AINC). La justification du maintien des programmes est examinée ainsi que les retombées et les effets des programmes au-delà de l'atteinte des objectifs. Le rapport étudie également les coûts et l'efficacité des programmes et d'autres rôles possibles pour la SCHL dans les réserves.

Les résultats de cette étude indiquent que la SCHL a considérablement appuyé les efforts d'AINC en matière d'amélioration des conditions de logement des Indiens. Le Programme de logement sans but lucratif de l'article 56.1 et les programmes de prêt ont en grande partie atteint leurs objectifs dans les réserves. Bien que le PAREL soit loin d'avoir atteint ses objectifs, il ne fait aucun doute que le programme a joué un rôle important dans l'amélioration des conditions de logement des Indiens.

Volume 2: Rapport sommaire

Ce rapport sommaire présente brièvement les résultats de l'évaluation et indique leurs conséquences possibles sur les rôles de la SCHL et d'AINC, et les initiatives et modifications de programmes qu'ils pourraient justifier.

Also available in English.

160.
TITLE : Evaluation of CMHC On-Reserve Housing Programs
IMPRINT: Ottawa : Program Evaluation Division, Operations Review Directorate, CMHC, 1987, 2 volumes.

Volume 1: Program Evaluation Report

The main purpose of this evaluation is to assess the performance of the Canada Mortgage and Housing Corporation (CMHC) on-reserve programs in achieving their individual objectives and in supporting the housing initiatives of Indian and Northern Affairs Canada (INAC). The rationale for the continued operation of the programs is also reviewed. In addition, the evaluation assesses the broader impacts and effects of the programs over and above the achievement of objectives. Program costs and effectiveness are examined and alternatives for CMHC's involvement on reserves are considered.

The findings of this study indicate that CMHC has provided substantial support to INAC in its efforts to improve Indian housing conditions. For the most part, the Section 56.1 Non-Profit program and the lending programs have successfully achieved their objectives on reserves. While RRAP has been less than successful in achieving its objectives, there is no doubt that the program has played an important role in ameliorating Indian housing conditions.

Volume 2: Summary Report

This summary report provides a concise presentation of the results of the evaluation study. Evaluation findings are outlined and the implications of these findings for alternative roles for CMHC and INAC and for program modifications are presented.

Aussi disponible en français.

161.
TITLE : Indians in Regina and Saskatoon, 1982: Some Strategies of Household Organization
AUTHOR : Evelyn J. Peters
IMPRINT: Thesis (Ph. D.) - Queen's University, 1987 (Scholarship Program)

This work studies the implications of urbanization for household organization among Indians in two contemporary prairie cities: Regina and Saskatoon. It explores the interaction of cultural constraints such as unemployment, welfare eligibility criteria, housing availability, patterns of movement and settlement between city and reserve, and emerging definitions of what it means to be Indian.

From the data collected on Indian households in Regina and Saskatoon, there is evidence of an orderly progression of family changes through the life cycle; evidence that assistance is extended to children before kin and friends; and evidence that co-residence, i.e. the doubling up of families in a single household represents a strategy of stretching scarce financial resources. Taken together, these patterns suggest that household organization among urban Indians is appropriately viewed as a strategy for coping with poverty and exclusion.

162.
TITRE : Maison Shelter: modèle de maison de démonstration destiné aux ruraux et aux autochtones
AUTEUR : Shelter Ltd pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Ce modèle de maison de démonstration pour les ruraux et les autochtones est destiné aux futurs propriétaires-occupants qui veulent construire eux-mêmes leur habitation. Le modèle se veut simple, compact, et économique tout en assurant le confort des occupants et l'efficacité énergétique de la construction.

La maison compte 4 chambres à l'étage de même qu'une aire ouverte au niveau inférieur comprenant le séjour, la salle à manger, et la cuisine. L'aire habitable totale de la maison correspond à 1 248 pi^2.

Also available in English.

163.
TITLE : 1987 Monitoring of the CMHC RNH Demonstration Program: Volume 1: Program Findings
AUTHOR : Larsson Consulting Ltd. for CMHC
IMPRINT: Ottawa : CMHC, 1988

This report presents the results of an assessment of 16 projects funded under the Rural and Native Housing Demonstration Program (RNHP), and two projects funded by CMHC and the Alberta Rural Home Assistance Program (RHAP).

Although the Program has been very successful, the need for housing in the remote areas of Canada appears to be considerable. This need, and the success of the first two years of operation therefore suggest that the Program or one like it, should continue to operate in these regions. The report includes several recommendations for Program modifications.

Aussi disponible en français.

164.
TITLE : 1987 Monitoring of the CMHC RNH Demonstration Program: Volume 3: House Designs
AUTHOR : Larsson Consulting Ltd. for CMHC
IMPRINT: Ottawa : CMHC, 1988

This report presents a collection of all the major housing designs for the projects funded under the Rural and Native Housing Demonstration Program (RNH) and the Alberta Rural Home Assistance Program (RHAP).

165.
TITRE : Programme de démonstration pour les ruraux et les autochtones: système de construction mis au point par "Add-On Buildings Ltd.": rapport et manuel de construction
AUTEUR : Add-On Buildings Ltd. pour la Division de la mise en oeuvre des projets, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987, 2 volumes

L'objectif de ce projet est d'adapter le système de construction créé par Add-On Buildings Ltd. de façon qu'il satisfasse aux critères de conception et aux limites budgétaires du Programme de démonstration. Le rapport présente un plan de maison, un manuel de construction détaillé à l'usage des propriétaires, les dessins d'exécution appropriés et un bilan des prix - le tout pour ceux qui veulent construire leur maison de leurs propres mains en utilisant des kits de construction simplifiés.

Also available in English.

166.
TITLE : Report on the Moosonee Housing Development Project
AUTHOR : Jeremy Jenkins, Shelter Limited for the Ontario Metis and Non-Status Indian Association, Moosocebee Local Non-Profit Homes Development Corporation, Moosonee, Ontario and for Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1984

This report describes the various stages in the building of one self-help housing project in Moosonee, from the hiring of the contractor to the housing delivery technique and the completion of the project. The purpose of the project was to develop a housing delivery technique utilizing local materials and resources; and to provide employment for native people and an opportunity for on-the-job training in housing construction skills.

167.
TITLE : Rural and Native Housing Demonstration Program by Thermocube Inc.: Report and Construction Manual
AUTHOR : Thermocube Inc. for the Project Implementation Division, Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1987

The objective of this project was to adapt the THERMOCUBE System to meet the criteria and budget limitations of the Demonstration Program. The consultant has produced a house plan, working drawings, assembling instruction, a construction manual for use by the builder owner and a summary of the report which includes a breakdown of the construction costs.

168.
TITLE : The Truth Is Changing All The Time: An Exploration into the Nature of Inuit Logic
AUTHOR : A. Margaret Strachan
IMPRINT: Major Paper (M.A.) - University of Guelph, 1988 (Scholarship Program)

Based on experiences gained by living and working in the small Inuit community of Arctic Bay in northern Baffin Island, the author explores four basic elements of Inuit life and culture in an attempt to gain insight into the Inuit cognitive process. A new theory of cognition, The Theory of Intuitive Thought by education psychologist Tony Bastick, throws light on the nature of the Inuit mode of thinking.

Intuitive thinking is pre-conscious, pre-verbal, and wholistic, whereas analytic thinking is conscious, verbal, and linear. The author believes that these basic differences between the two modes

of thinking has led to many of the misunderstandings between the two cultures in contact, and to the lack of mutually beneficial development.

The Theory of Intuitive Thought is introduced, and the Inuit lifeway is examined with reference to it to show how and why Inuit employ the intuitive cognitive style. Everyday experiences are evaluated in light of the Theory. The author concludes by speculating on the effects of Euro-Canadian schooling on the cognitive development of present day Inuit children, and casts doubt on the efficacy of schooling in bridging the gap between the cultures.

PLAY ENVIRONMENTS / AIRES RÉCRÉATIVES

169.
TITLE : An Analytical Study of the Relationship Between Children's Play and Their Play Environment in Two Suburban Neighbourhoods
AUTHOR : Anita I. Green
IMPRINT: Thesis (Master of Landscape Architecture) - University of Manitoba, 1988 (Scholarship Program)

This study investigated the social and psychological importance of different types of open space for children's play. Two similar yet contrasting suburban neighbourhoods in Winnipeg were investigated to identify important environmental and perceptual characteristics and to determine their supportive or inhibiting effects on play. The major finding of the study indicated that children preferred informal open spaces (river banks, the bush) which provided private areas where children could be free to play, explore, think or talk with friends. Informal open spaces also fostered a sense of symbolic ownership in children mainly because they are perceived as places to which no-one else lays particular claim.

170.
TITLE : The Development of Parks and Playgrounds in Selected Canadian Prairie Cities : 1880 - 1930
AUTHOR : Susan Evelyn Markham
IMPRINT: Thesis (Ph. D.) - University of Alberta, 1988 (Scholarship Program)

The study examined two factors, urban reform and civic boosterism, to determine their impacts on the policies for and the provision of municipal parks and playgrounds in four cities: Regina, Saskatoon, Calgary, and Edmonton. The central objective was to ascertain whether there were common threads and links in the patterns of development of municipal parks and playgrounds in the various cities.

Urban reform had an effect upon the process of creating an awareness of park and playground issues and in creating organizations to manage and plan parks and playgrounds, but had little or no impact on the actual designation and development of park and playground sites. Civic boosterism had little influence on either parks or playground organizations or sites, but did have substantial influence on the establishment of planning organizations. However, little implementation resulted.

PUBLIC/SOCIAL HOUSING / LOGEMENT SOCIAL

171.
TITLE : Evaluation of 90 Shuter Street, Toronto: Final Report
AUTHOR : Alan Etherington and Associates for the Community Services Department, Municipality of Metropolitan Toronto
IMPRINT: Ottawa : CMHC, 1987

The purpose of this evaluation was to assess the success of 90 Shuter Street, a non-profit housing project, for low-income single persons, sponsored by Homes First. The report examines the costs of Shuter Street when compared to other forms of accommodation and identifies key components of the model and its transferability.

The basic conclusion of the evaluation suggests that Shuter Street has succeeded in meeting its objectives at a cost comparable with other forms of accommodation in which the residents might otherwise reside. The transferability of the Shuter Street experience is seen to lie not in the duplication of all the project's details but in the adaptation of both its process of initiation and its style of internal management.

172.
TITLE : A Housing Needs Assessment of Low-Income/Socially Disadvantaged Individuals in Brantford Ontario
AUTHOR : Mari O'Brien
IMPRINT: Research Project (Master of Social Work) - Wilfrid Laurier University, 1988 (Scholarship Program)

The purpose of this study was to conduct a housing needs assessment of low-income people in Brantford, Ontario. The study attempted to identify the housing difficulties experienced by a sub-sample of low-income people in the community, particularly as they relate to problems concerning affordability and accessibility.

The results of this research indicate that individuals with low-income or who are otherwise socially disadvantaged are

particularly vulnerable to experiencing housing difficulties in Brantford. If recommends that members of the target population be consulted when investigating solutions so as to avoid their "ghettoization" and subsequent alienation from the rest of the community.

173.
TITLE : Innovation of Social Housing : The Development of Supportive Housing for Homeless Singles in Ottawa
AUTHOR : Linden Holmes
IMPRINT: Research Paper (Carleton School of Social Work) - Carleton University, 1987 (Scholarship Program)

This paper details the different aspects of Options Bytown, an innovative project, in Ottawa, for homeless single persons. The study describes the difficulties involved in locating a controversial project on a specific site where both zoning requirements and community acceptance are problematic. It also discusses funding mechanisms, the establishment of a working group, and tenant participation in management. Two important contextual factors - the existence of a prototype model in Toronto (Homes First) and the development of policy and program initiatives at the provincial government level are seen to have greatly facilitated project development.

174.
TITLE : Resident Survey for the Uniacke Square Regeneration Initiative
AUTHOR : The DPA Group Inc. for the Steering Committee for the Uniacke Square Regeneration Initiative
IMPRINT: Ottawa : CMHC, 1987

This report discusses a survey of the residents of the Uniacke Square public housing project in Halifax, Nova Scotia.

The survey, which was conducted in May of 1987, showed that 51 percent of respondents had lived in Uniacke Square for less than 6 years and 69 percent of the respondents had not lived in public housing before. The residents identified the kitchen and the bathroom as being the most important rooms to them and expressed concern about the lack of appliances and fixtures. There were also problems with poor fitting windows. Other major complaints concerned the poor appearance of Uniacke Square; its lack of adequate play areas for children; and the lack of privacy in the outdoor space around units.

175.
TITLE : Tenant Participation in the Management of Public Housing : A Synopsis of U.S. Experience
AUTHOR : Professional Standards Division, Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1987

A number of tenant managed public housing initiatives have been undertaken in the United States over the past decade. This paper attempts to provide an overview of the practicality of tenant management in terms of net public expenditures and in terms of potential benefits based on the results of the American experience.

When costs were assessed in terms of benefits, the initial monetary outlays required to fund a Tenant Management Corporation certainly merited the investment. The evaluation of tenant management in terms of benefits revealed dramatically increased occupancy rates, a reduction in delinquent rents, a marked increase in maintenance worker productivity, extensive job creation, diminished crime rates, and a noticeable improvement in community spirit. In conclusion, tenant management of public housing in the United States proved to be a viable and cost-effective alternative to conventional public housing management.

REAL ESTATE DEVELOPMENT / DÉVELOPPEMENT IMMOBILIER

176.
TITLE : Decision Making in the Property Development Industry During a Business Cycle
AUTHOR : Jimmy Carl Whitehead
IMPRINT: Thesis (Ph. D.) - University of British Columbia, 1987 (Scholarship Program)

This thesis examines the collapse of the property development industry in Calgary and Edmonton, in 1982. The world oil and gas economy, Canadian government regional and economic policies, and changes in money supply and interest rates are recognized as being contributory factors but they do not provide a sufficient explanation for the property boom and bust.

The research indicates that repeated decision errors made by developers on strategies related to growth, diversification, and financing contributed significantly to the industry's problems. The three strategies adopted by the entrepreneur-decision makers which led to the collapse of the industry are:

1. Asset growth without due regard for the quality and continuation of earnings;

2. Diversification without due regard for market understanding; and

3. Debt financing without regard for the leverage effect.

RENTAL HOUSING / LOGEMENT LOCATIF

177.
TITLE : Evaluation of Federal Rental Housing Programs : Assessment Report
IMPRINT: Ottawa : Program Evaluation Division, Operations Review Directorate, CMHC, 1987

The purpose of this Assessment Report is to propose a range of potential strategies for an evaluation study of federal rental housing programs: Limited Dividend housing; MURB tax expenditure; the Assisted Rental Program; and the Canada Rental Supply Plan. In so doing, the assessment report develops an understanding of how the rental market operates; it reviews previous relevant literature and evaluation work; it determines the program-specific evaluation issues which could be considered in the evaluation study; and it determines, analyzes, costs the evaluation options, and recommends an appropriate evaluation approach.

178.
TITLE : A Feasibility Study of Residential Intensification in Single-Industry Boom Towns : A Case Study of Hemlo
AUTHOR : James Stafford and Brian McMillan
IMPRINT: Ottawa : CMHC, 1987 (External Research Program)

The need for more flexible housing strategies which are specifically suited to the unique requirements of "boom/bust" communities is addressed in this study. The feasibility of intensifying the existing housing stock is examined in Marathon and Manitouwadge, two Northwestern Ontario resource towns currently experiencing rapid growth related to the Hemlo goldfield expansions. Through surveys of homeowners and tenants, interviews with municipal personnel, as well as physical inventories of existing housing stock and serviced land, the opportunities for residential intensification are determined and discussed.

The study concludes that the most critical impediment to residential intensification in the two communities studied is a general unwillingness of homeowners to become landlords and to supply the rental market with intensification-related accommodation. A further significant impediment observed in one of

the communities is the restrictive nature of existing residential by-laws which prohibit virtually all forms of residential intensification studied.

179.
TITLE : St. John's Rental Housing : Pilot Test of the Municipal House Condition Survey Instrument
AUTHOR : NORDCO Limited for Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

The study involved a first pilot of a new survey instrument for the evaluation of dwelling condition (Multiple House Condition Survey Package) for low-rise multiple unit structures. 19 buildings were inspected and 36 tenants were interviewed about their dwelling condition.

The study indicated that the census self-evaluation "need for repair" question suffered from reliability and validity problems. In a number of cases, tenants in the same building offered different assessments of their dwelling condition. In addition, none of the tenants indicated a need for major repairs identified by the inspector. This is an issue of crucial importance, since the allocation of social housing funds depends upon the validity and reliability of the survey instrument.

180.
TITLE : Winnipeg Multiple Universe Analysis and Enhancements to Apartment Vacancy Survey
AUTHOR : Blair Murdoch
IMPRINT: Ottawa : CMHC, 1986, 2 volumes

The purpose of this project centres on improving CMHC-Winnipeg's monitoring capability of the Multiple Family Housing Stock. To this end, five key areas of research were identified by the CMHC-Winnipeg Housing Analyst:

- Verification of the Winnipeg AVS Universe;
- Enhancements to Structure Description: Winnipeg AVS Universe;
- Establish a Row Vacancy Survey Universe in Winnipeg and Brandon;
- Establish a Row/Apartment Vacancy Survey Universe in Steinbach, Selkirk, and Portage la Prairie; and
- Establish a Condominium Universe in Winnipeg.

This report outlines, in detail, the procedures used in completing these five research areas, provides the results of the research, and identifies any significant trends.

RESIDENTIAL DEVELOPMENT / AMÉNAGEMENT RÉSIDENTIEL

181.
TITLE : Cost and Energy Efficient Subdivision Design : The Residential Area Cost Analysis Model (RACAM) : Final Report
AUTHOR : F.A. Curtis for CMHC
IMPRINT: Ottawa : CMHC, 1987 (External Research Program)

The purpose of this research was to develop a computer program to assess alternative residential subdivision designs in a manner which optimized costs of water, sewer, lighting, street alignment, street components, and public open space. It addressed both capital and operating costs. The program, known as the "Residential Area Cost Analysis Model" (RACAM), was develop on a mainframe computer (VAX II) although a data entry program has also been developed for use on an IBM-PC.

182.
TITLE : Planning for Urban Lakes and Residential Development
AUTHOR : Noelle Anne Watt Reeve
IMPRINT: Thesis (M. Sc.) - University of British Columbia (Scholarship Program)

This thesis evaluates how well a municipal planning process for an urban lake resolved the problems of the impact of residential development on lake water quality and the conflict over further development. The Burnaby, British Columbia planning process for Deer Lake is used as a case study.

The main conclusion of the evaluation is that although the early phase of the Deer Lake process (1972-1978) was weak, there was a marked improvement in the most recent phase (1983-early 1987) in the capability of the process to produce ecologically compatible outcomes through the use of relevant scientific/technical information (to reduce the impacts on lake water quality caused by residential development). While the ability of the Burnaby planning process to anticipate conflict has always been strong, there is room for further development of the capability to resolve conflict. A further conclusion is that the Deer Lake planning process fits the typical profile of how urban lake planning has incrementally evolved in North America since the mid-1960s.

183.
TITRE : Le Zonage agricole québécois et la prévision de la croissance des espaces résidentiels en milieu péri-urbain : les cas de Saint-Bruno-de-Montarville et de Beloeil
AUTEUR : Pierre Deslauriers
ADRESSE
BIBLIOGRAPHIQUE: Thèse (M. Sc.) - Université de Montréal, 1987 (Programme de bourses d'études)

Ce rapport de recherche compte trois objectifs principaux:

1. Évaluer l'efficacité de certaines méthodes de prévision de la croissance des superficies résidentielles;

2. Voir comment une intervention majeure sur l'utilisation du sol a pu influencer les résultats d'applications de ces méthodes; et

3. Proposer des moyens qui pourraient permettre de tenir compte de cette influence.

L'étude se limite à un contexte spatial défini: celui des municipalités péri-urbaines de Saint-Bruno-de-Montarville et de Beloeil. Elle porte une attention particulière au zonage agricole québécois en tant qu'intervention majeure susceptible de se répercuter sur la croissance, et au rôle des administrations municipales dans leur rôle de principal intervenant sur la croissance des espaces résidentiels.

RESIDENTIAL REHABILITATION / REMISE EN ÉTAT DES LOGEMENTS

184.
TITRE : Aperçu de la rénovation résidentielle
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : Division de l'évaluation de programme, SCHL, 1988, 2 volumes

Volume 1: Rapport de l'évaluation de programme

Cet aperçu de la rénovation résidentielle avait pour objet de fournir de nouvelles informations sur la rénovation résidentielle au Canada, ce qui devait permettre de déterminer s'il existe actuellement des problèmes sur ce marché et, dans l'affirmative, de cerner les secteurs où l'intervention gouvernementale peut se révéler appropriée. Dans le cadre de cette étude, de nouvelles données ont été recueillies sur l'état des logements, les activités de

rénovation et les attitudes envers la rénovation des propriétaires-occupants et des propriétaires-bailleurs canadiens, de même que sur les activités et les perceptions des entrepreneurs canadiens en rénovation. Ces données ont permis, pour la première fois, de faire une analyse statistique détaillée de l'industrie de la rénovation résidentielle et l'analyse des problèmes du marché pour les consommateurs et les fournisseurs de services de rénovation.

Volume 2: Rapport sommaire = Summary Report

Ce rapport sommaire présente brièvement les résultats de l'évaluation.

Also available in English.

185.
TITLE : A Consultation Paper on Housing Renovation = Document de consultation sur la restauration des logements
IMPRINT: Ottawa : CMHC, 1987

The private renovation market is large and has grown rapidly. There are indications, however that not enough is being spent to bring units in need of repair up to minimum standards. This consultation paper poses two questions. Are there constraints to the operation of the private renovation market that are a concern for the Federal Government? If so, what are the best ways of removing these constraints?

The current scope of RRAP is limited to addressing the adequacy problems of low households. Hence the only recourse for households with other problems is to apply for social housing assistance under the non-profit or rent supplement programs. CMHC would like suggestions on whether RRAP should be expanded, and on which alternatives merit consideration.

186.
TITRE : La Consultation sur la restauration des logements : le consensus de la première série de consultations et les options de la deuxième série = The Renovation Consultation Process : Round One Consensus and Round Two Options
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Dans le document de la première série de consultations on demandait aux gouvernements, aux associations de consommateurs intéressées au logement, aux associations de l'industrie, et aux particuliers d'indiquer comment ils

perçoivent les problèmes et leurs causes. Le document proposait aussi diverses mesures gouvernementales susceptibles d'encourager les dépenses de rénovation, sollicitait des commentaires à cet égard, et suggérait également diverses conceptions possibles du Programme d'aide à la remise en état des logements en réponse aux problèmes rencontrés l'année précédente.

Ce rapport examine le marché privé de la rénovation ainsi que la conception du PAREL et présente des options de programme élaborées en tenant compte des documents reçus au cours de la première série de consultations. Les résultats de la deuxième série aideront la SCHL et le gouvernement à choisir parmi ces options.

187.
TITRE : Document de consultation sur la restauration des logements = A Consultation Paper on Housing Renovation

ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Le marché privé de la restauration des logements est considérable et a connu une croissance rapide. Il semble cependant qu'on ne dépense pas assez pour rendre les logements nécessitant des réparations, conformes à des normes minimales. Ce document pose deux questions. Le marché privé de la rénovation est-il soumis à des contraintes qui inquiètent le gouvernement fédéral? Si oui, quelles sont les meilleures façons d'éliminer ces contraintes?

À l'heure actuelle, le PAREL s'attaque uniquement aux problèmes de qualité que connaissent les ménages à faible revenu. Pour les ménages qui connaissent d'autres problèmes, le seul recours est donc de demander l'aide au logement social du programme de logement sans but lucratif ou du programme de supplément de loyer. La SCHL aimerait recevoir des suggestions sur la question de savoir si le PAREL doit être élargi et quant aux options qui méritent d'être prises en considération.

188.
TITRE : Enquête nationale sur l'industrie de la rénovation résidentielle : résumé des résultats préliminaires
AUTEUR : Division de l'évaluation de programme, SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Ce rapport expose brièvement les résultats préliminaires de l'enquête menée par la Société canadienne d'hypothèques et

de logement (SCHL) auprès des entreprises qui constituent l'industrie de la rénovation résidentielle au Canada. Cette enquête a permis de sonder l'opinion des gestionnaires d'entreprise sur la nature de leurs activités et sur les conditions d'exploitation au sein de l'industrie. Elle représente une tentative inédite pour recueillir des statistiques nationales sur les traits caractéristiques et les points de vue de l'industrie.

Also available in English.

189.
TITLE : National Residential Renovation Industry Survey : Summary of Preliminary Findings
AUTHOR : Program Evaluation Division, CMHC
IMPRINT: Ottawa : CMHC, 1987

This report presents a brief summary of the preliminary results of the Canada Mortgage and Housing Corporation (CMHC) survey of firms in the residential renovation industry in Canada. The survey polled company managers about the nature of their business and about operating conditions within the industry. The survey represents a first-time effort to collect national statistical evidence on industry characteristics and opinions.

Aussi disponible en français.

190.
TITLE : The Renovation Consultation Process : Round One Consensus and Round Two Options = La Consultation sur la restauration des logements : le consensus de la première série de consultations et les options de la deuxième série
IMPRINT: Ottawa : CMHC, 1988

The first round consultation paper asked governments, housing advocacy groups, industry associations, and individuals to comment on their perception of the problems and their causes. It also suggested and invited comment on opportunities for government initiatives to encourage renovation expenditures. Alternative designs of the Residential Rehabilitation Assistance Program were also offered in response to problems encountered during its past year of operation.

This report examines the private renovation market as well as the design of RRAP and presents program options which were developed after taking into consideration the submissions received during the first round of the consultation process. The feedback received during the next round of the consultation process will help CMHC and the government in making decisions on which alternatives to implement.

191.
TITLE : Renovation in the 1990's : The Industry's Viewpoint
AUTHOR : Donald M. Caskie for the Canadian Home Builders' Association
IMPRINT: Ottawa : Canadian Home Builders' Association, 1987

This report presents the renovation industry's perspective on current and future developments in residential renovation in Canada. It suggests that renovation activity in the 1990's will be larger in terms of expenditures than new residential construction and will be determined more by lifestyle rather than the need to repair physically ill structures. Technological changes are expected to be minimal.

According to those interviewed, there are three major challenges which face the industry: to mobilize the industry as a whole; to improve the level of knowledge about renovation and improve professionalism within the industry; and to develop an organizational infrastructure in the Canadian Home Builders' Association, in government, and in the not-for-profit housing industry.

192.
TITLE : Residential Renovation Overview
IMPRINT: Ottawa : Program Evaluation Division, CMHC, 1988, 2 volumes

Volume 1: Program Evaluation Report

This study was undertaken to provide new information on residential renovation in Canada as a basis for assessing whether problems currently exist in the residential renovation market and, if so, to isolate areas where government action may be appropriate. As part of the study, new data was collected on the dwelling condition, renovation activity and attitudes towards renovation of Canadian homeowners, landlords, and renovation contractors. This data has permitted a detailed statistical description of the residential renovation industry and the analysis of market problems for consumers and suppliers of renovation services.

Volume 2: Summary Report = Rapport sommaire

This summary report provides a concise presentation of the results of the evaluation study.

Aussi disponible en français.

SEWAGE DISPOSAL / EAUX USÉES

193.
TITLE : Anaerobic Filter Treatment of Septic Tank Effluent at Low Temperatures
AUTHOR : T. Viraraghavan and K. Dickenson for Canada Mortgage and Housing Corporation
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

The anaerobic filter treatment of septic tank effluent was studied by examining the performances of three reactors operating at 5°C, 10°C, and 20°C. The reactor operating at 20°C consistently achieved higher levels of performance compared to the others. It gave the best removal of both coliforms and heavy metals. Direct discharge of the anaerobic effluents to surface waters was not recommended especially under low temperature and low reactor conditions.

194.
TITRE : Résultats du contrôle du système d'évacuation des eaux septiques par les tranchées isohypses "B" de Port Maitland
AUTEUR : Porter Dillon Limited. Préparé à l'intention de la Division de la recherche, Secteur de la recherche et de l'élaboration de propositions, Société canadienne d'hypothèques et de logement
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1985

L'objectif de cette étude était triple :

1. Déterminer la réaction hydraulique de la tranchée isohypse et du régime de l'écoulement souterrain à faible profondeur, en fonction de la charge d'effluent;

2. Mesurer l'efficacité de la tranchée isohypse dans le traitement de l'effluent; et

3. Évaluer les critères de conception de la tranchée et décrire les modifications à apporter aux futures applications

Le système de tranchées isohypses a bien fonctionné pendant les deux années de contrôle et les résultats démontrent que:

- La répartition de l'effluent dans le sol est en corrélation étroite avec la configuration du système d'écoulement souterrain.

- Le système d'écoulement souterrain à faible profondeur et le type de sol permettent un traitement très efficace de l'effluent.

- Cette tranchée peut fonctionner cycliquement par épuration aérobie ou anaérobie

Also available in English (1985 Compendium).

TRANSPORTATION / TRANSPORT

195.
TITLE : An Examination of the Benefits and Implementation Problems of the Transportation/Utility Corridor Concept
AUTHOR : June Peterson Klassen
IMPRINT: Thesis (M.A.) - University of British Columbia, 1987 (Scholarship Program)

This thesis examines the benefits, disadvantages, and implementation problems associated with the corridor concept. The Alberta corridor program is studied, and the corridor origins, design, institutional framework, and implementation are identified. The case study indicates that a set of unusual circumstances led to the establishment of the Alberta corridors.

The thesis concludes that corridors do provide net benefits for the community in the long term but they are difficult to implement.

196.
TITLE : Planning Suburbs for Public Transportation
AUTHOR : Michael Schabas
IMPRINT: Cambridge Mass. : Harvard University, John F. Kennedy School of Government, 1981 (Scholarship Program)

The purpose of this paper is to show how new communities can be designed and how older suburbs can be "retrofitted" to the spatial requirements of efficient, high quality transit service.

The research indicates that the density requirements of public transportation and suburban housing preferences of Americans can be reconciled. Some rules of thumb for measuring transit efficiency are suggested along with policies and negotiating strategies for achieving it. Examples of both new and "retrofitted" suburbs are also presented.

MISCELLANEOUS / DIVERS

197.
TITLE : Changes to Property Rules : Creating an Entitlement to Unobstructed Solar Access
AUTHOR : Marie Anne Cadrin
IMPRINT: Research Project (Master of Natural Resources Management) - Simon Fraser University, 1987 (Scholarship Program)

Conflicts between homeowners over the right to unobstructed solar access has led to the need to establish some form of entitlement to ensure efficient resource use. However, significant variations between maximum amounts homeowners will pay to avoid the loss of a right and the minimum compensation necessary for them to accept the loss increases the difficulty of choosing the most socially efficient entitlement. This paper reports the results of a survey conducted of homeowners in Greater Vancouver to determine median willingness to pay and compensation demanded values as a result of changes to property rules. A wide disparity between the two measures is observed from the results.

198.
TITLE : Demand Management and Municipal Water Supply : The Ontario Experience
AUTHOR : Robert B. Feagan
IMPRINT: Thesis (M.A.) - University of Guelph, 1988 (Scholarship Program)

This thesis assesses the use of the demand concept within municipal water supply systems across Southern Ontario and explores the factors and/or attributes which may have some bearing on the adoption rate of the water demand management concept. The opinions of water supply managers concerning the effectiveness of various water conservation strategies are also examined.

The research suggests that there is very little use of the demand management concept across Southern Ontario. Metering and distribution repair are considered to be very effective conservation strategies by water supply managers, whereas pricing measures, education and information, water restrictions, and building and plumbing codes are thought to be only somewhat effective.

199.
TITLE : Development of an Integrated Control Program for the Eastern Subterranean Termite : Interim Report : January-August 1987
AUTHOR : Dr. J.K. Grace
IMPRINT: Ottawa : CMHC, 1987

The purpose of the project is to investigate and transfer new information on the biology, behaviour, and control of the eastern subterranean termite, Reticulitermes flavipes (Kollar), in Ontario in order to develop a safe and effective termite management program. The emphasis is on developing alternative, environmentally compatible methods of termite detection and control that will reduce pesticide usage in the urban environment.

200.
TITRE : Étude de la consolidation des sols gelés
AUTEUR : Jean Arteau
ADRESSE
BIBLIOGRAPHIQUE: Thèse (Ph. D.) - Université de Montréal, 1983 (Programme de bourses d'études)

Cette étude résume les résultats de mesure directe du coefficient de perméabilité des sols gelés à différentes températures, puisque la présence d'un écoulement est une condition essentielle de la consolidation. La possibilité de la fusion de la glace interstitielle par concentration de contraintes est montrée en comparant les conditions pression-température d'équilibre liquide-solide de l'eau avec les contraintes possibles au contact des grains dans un mélange minéraux-glace.

Les preuves expérimentales proviennent d'essais de compréhension sans déplacement latéral (essais oedométriques) réalisés sur des silts argileux et des sables uniformes à -0.4°C, -4.2°C et -5.5°C. L'interprétation des mesures est faite en utilisant la théorie de consolidation.

Quant au mécanisme de la consolidation, l'application d'une surcharge sur un sol gelé provoque des concentrations de contraintes suffisantes pour fondre la glace et augmente ou crée ainsi une teneur en eau non gelée. La suppression dans cette eau se dissipe par un écoulement à travers les films d'eau non gelée en respectant la loi de Darcy. Cet écoulement contrôle l'évolution de la déformation et les contraintes sont alors transférées vers les grains.

201.
TITLE : Professional Codes as Bridges Between Planning and Moral Philosophy
AUTHOR : Susan Ann Hendler
IMPRINT: Thesis (Ph. D.) - University of Waterloo, 1987 (Scholarship Program)

In this thesis, it is argued that professional codes represent an appropriate vehicle for the integration of professional planning and moral philosophy. Codes of ethics are said to be associated with a deductivist view of applied ethics while codes of conduct are more closely linked to "bridging principles". Attention is focussed on the latter, and the code of the Ontario Professional Planners Institute is used as a case study illustrating the implications of this argument.

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